

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Ravenna/University District/44

**Previous Physical Inspection:** 2001

**Improved Sales:**

Number of Sales: 729

Range of Sale Dates: 1/2004 - 12/2006

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2006 Value</b>	\$219,600	\$219,300	\$438,900	\$492,200	89.2%	15.74%
<b>2007 Value</b>	\$240,200	\$240,800	\$481,000	\$492,200	97.7%	15.53%
<b>Change</b>	+\$20,600	+\$21,500	+\$42,100		+8.5%	-0.21%
<b>% Change</b>	+9.4%	+9.8%	+9.6%		+9.5%	-1.32%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.21% and -1.32% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2006 Value</b>	\$226,400	\$222,500	\$448,900
<b>2007 Value</b>	\$247,700	\$244,400	\$492,100
<b>Percent Change</b>	+9.4%	+9.8%	+9.6%

Number of one to three unit residences in the Population: 4190

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that three characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, duplexes and triplexes had lower assessment ratios than other parcels and were adjusted upward more than others. Parcels with lots less than 3000 square feet and those in sub area 1 had higher assessment ratios than other parcels and were adjusted upward less than others.

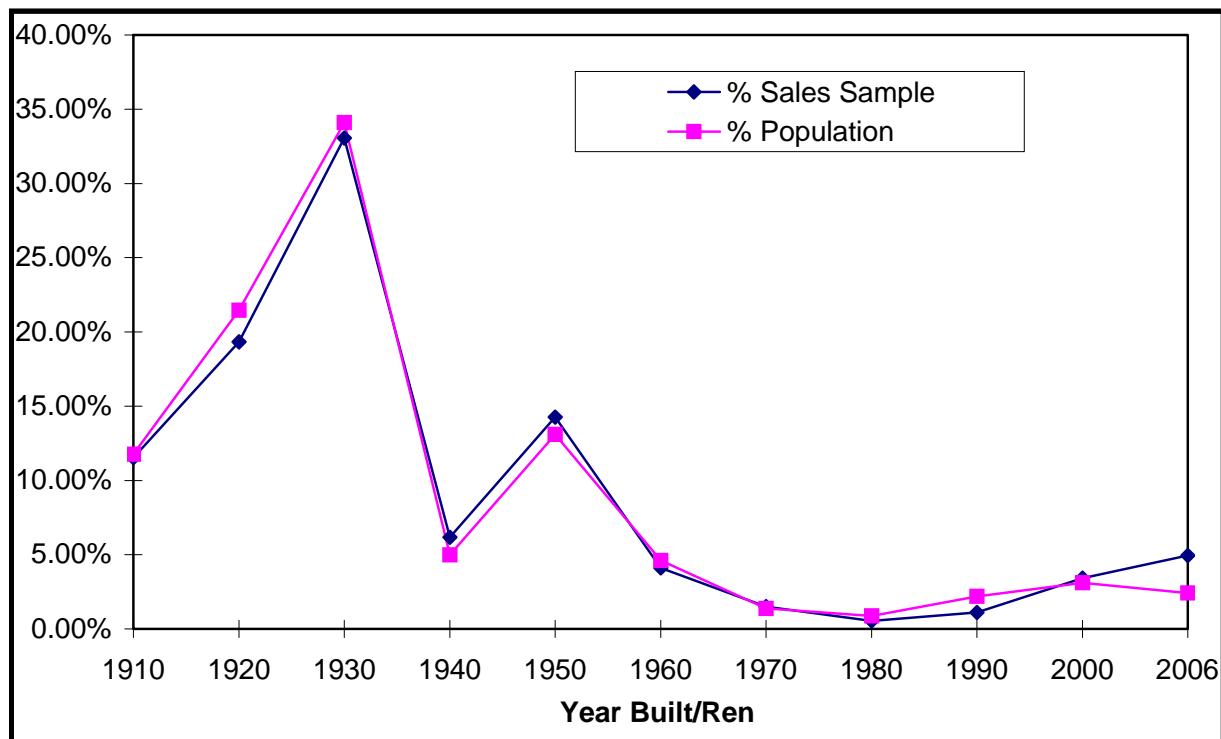
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	84	11.52%
1920	141	19.34%
1930	241	33.06%
1940	45	6.17%
1950	104	14.27%
1960	30	4.12%
1970	11	1.51%
1980	4	0.55%
1990	8	1.10%
2000	25	3.43%
2006	36	4.94%
	729	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	493	11.77%
1920	899	21.46%
1930	1429	34.11%
1940	209	4.99%
1950	549	13.10%
1960	193	4.61%
1970	58	1.38%
1980	37	0.88%
1990	92	2.20%
2000	130	3.10%
2006	101	2.41%
	4190	

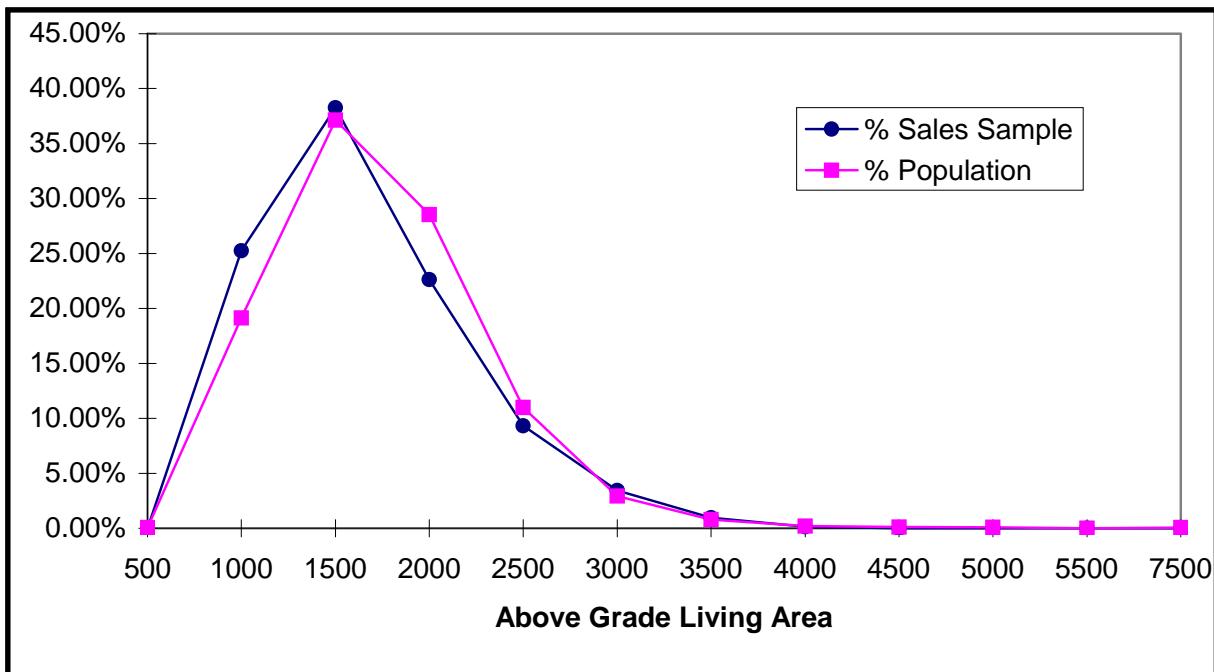


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	184	25.24%
1500	279	38.27%
2000	165	22.63%
2500	68	9.33%
3000	25	3.43%
3500	7	0.96%
4000	1	0.14%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	729	

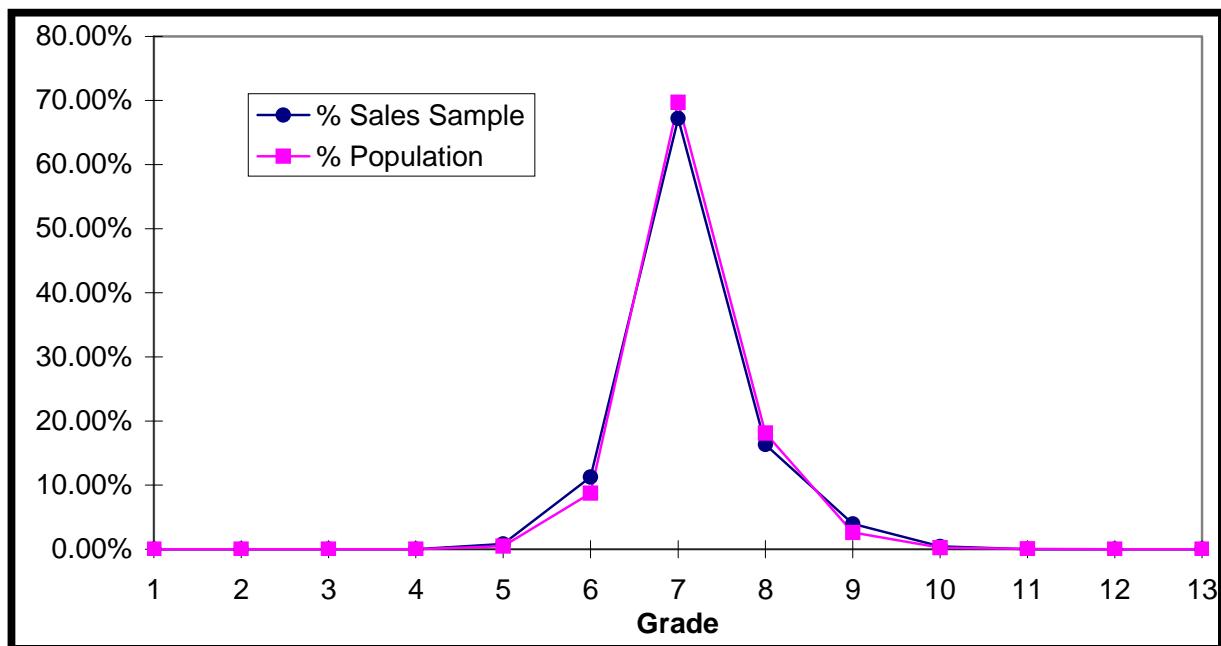
<b>Population</b>		
AGLA	Frequency	% Population
500	2	0.05%
1000	802	19.14%
1500	1556	37.14%
2000	1196	28.54%
2500	460	10.98%
3000	123	2.94%
3500	33	0.79%
4000	8	0.19%
4500	5	0.12%
5000	3	0.07%
5500	0	0.00%
7500	2	0.05%
	4190	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

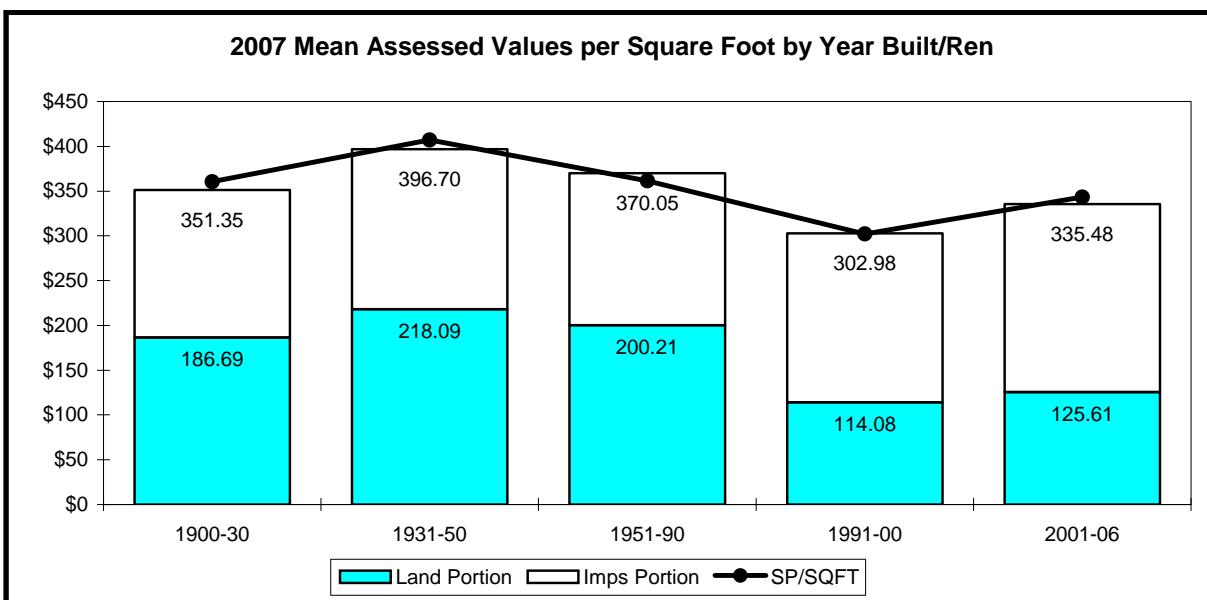
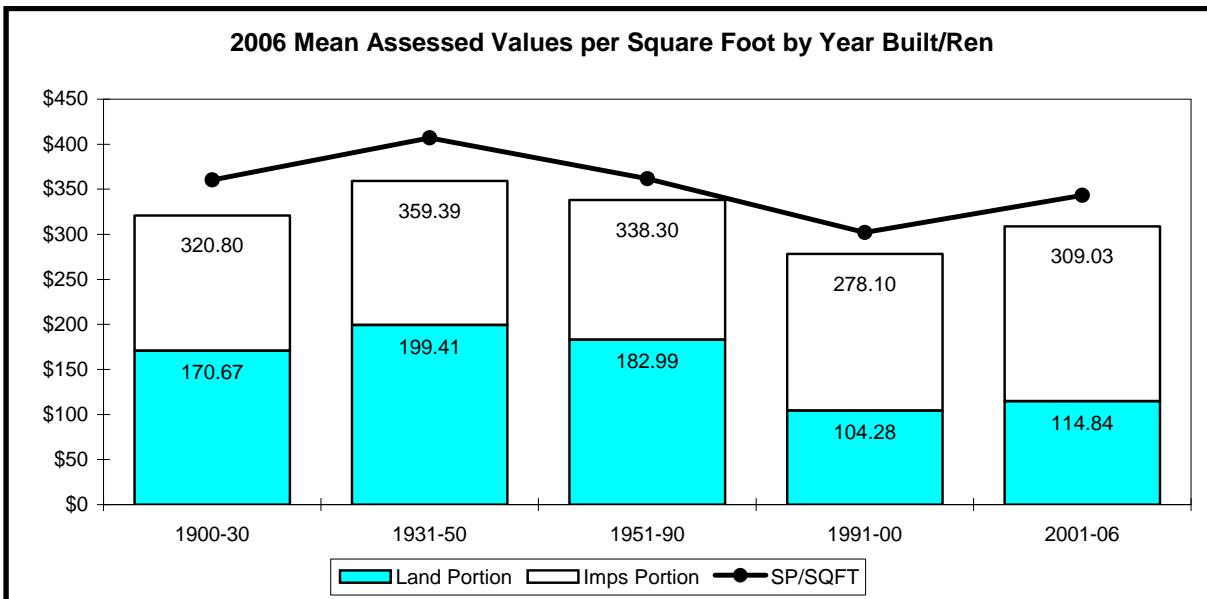
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	6	0.82%	5	21	0.50%
6	82	11.25%	6	366	8.74%
7	490	67.22%	7	2921	69.71%
8	119	16.32%	8	760	18.14%
9	29	3.98%	9	109	2.60%
10	3	0.41%	10	10	0.24%
11	0	0.00%	11	3	0.07%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	729			4190	



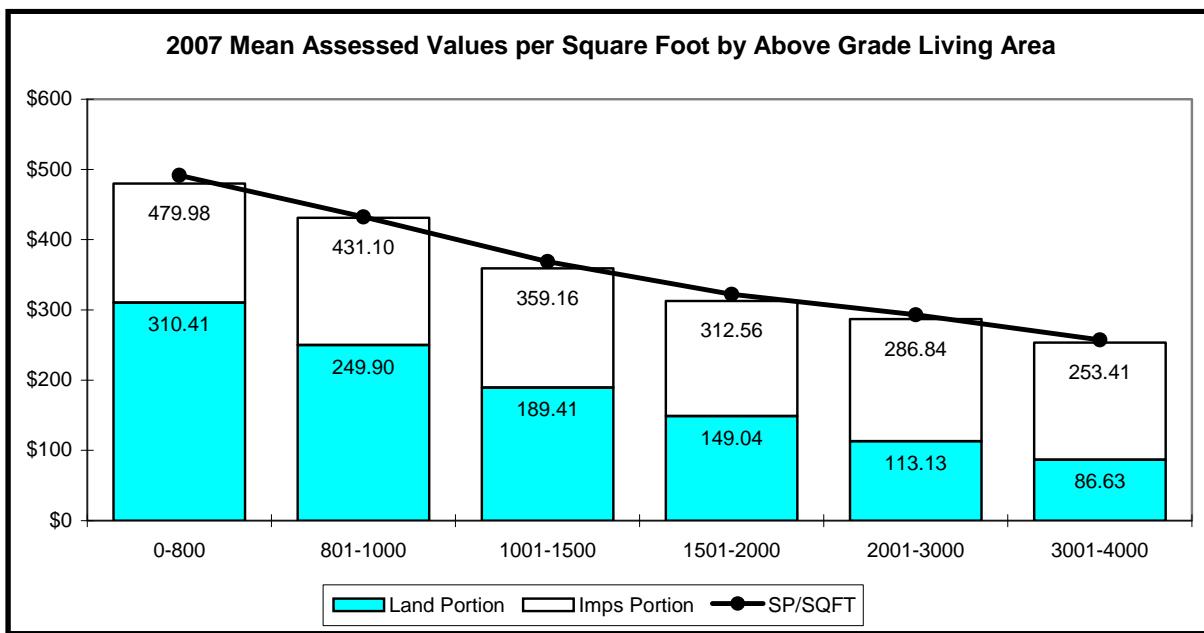
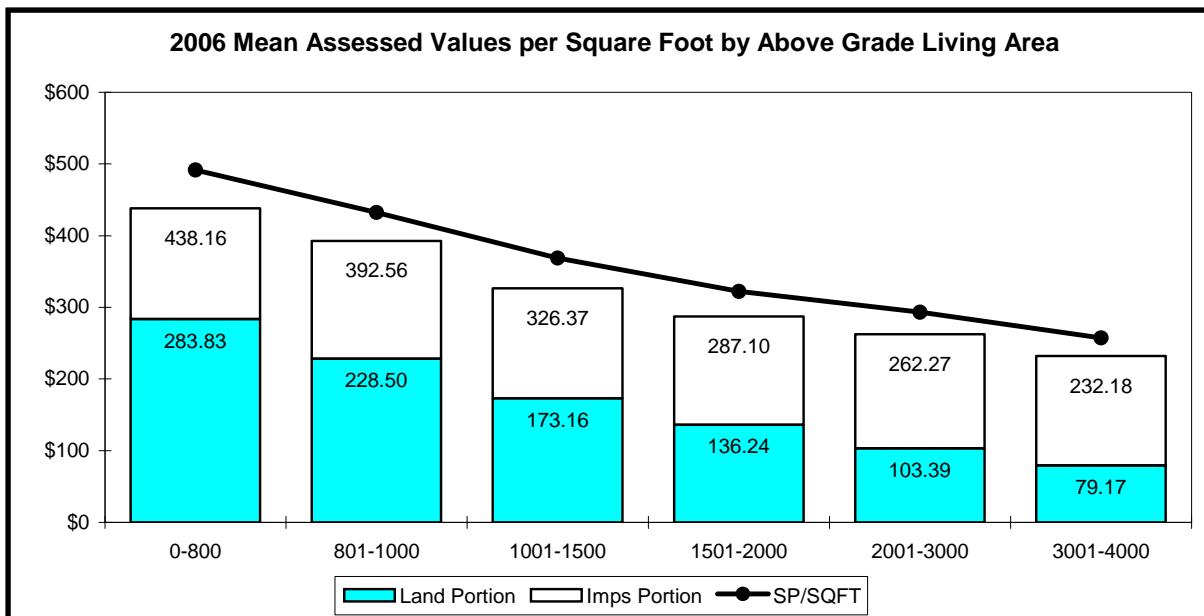
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



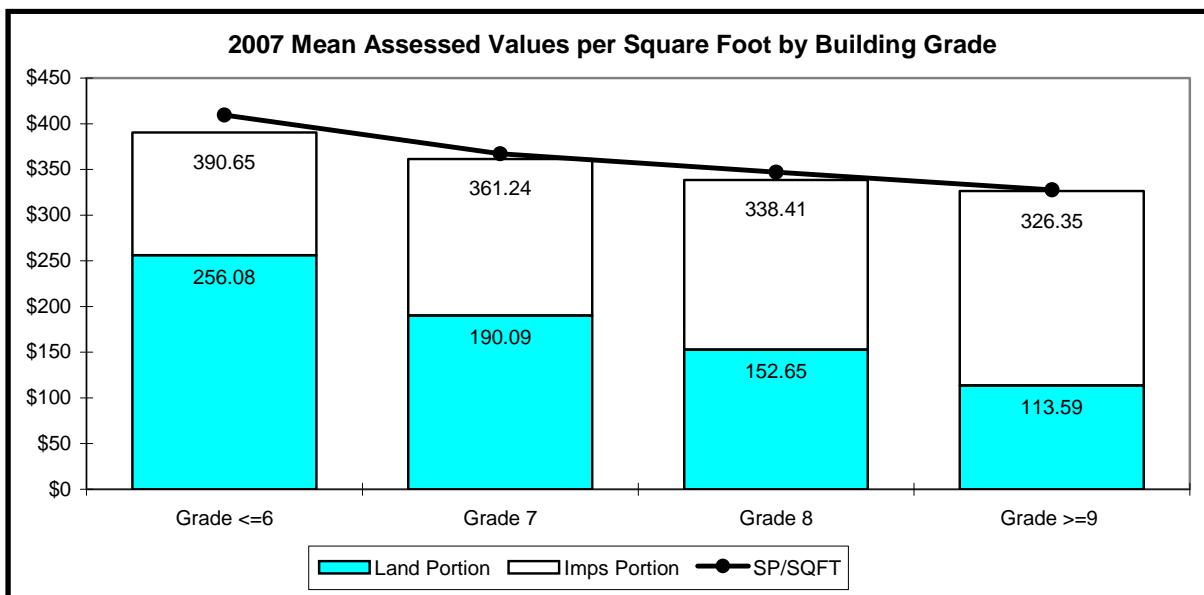
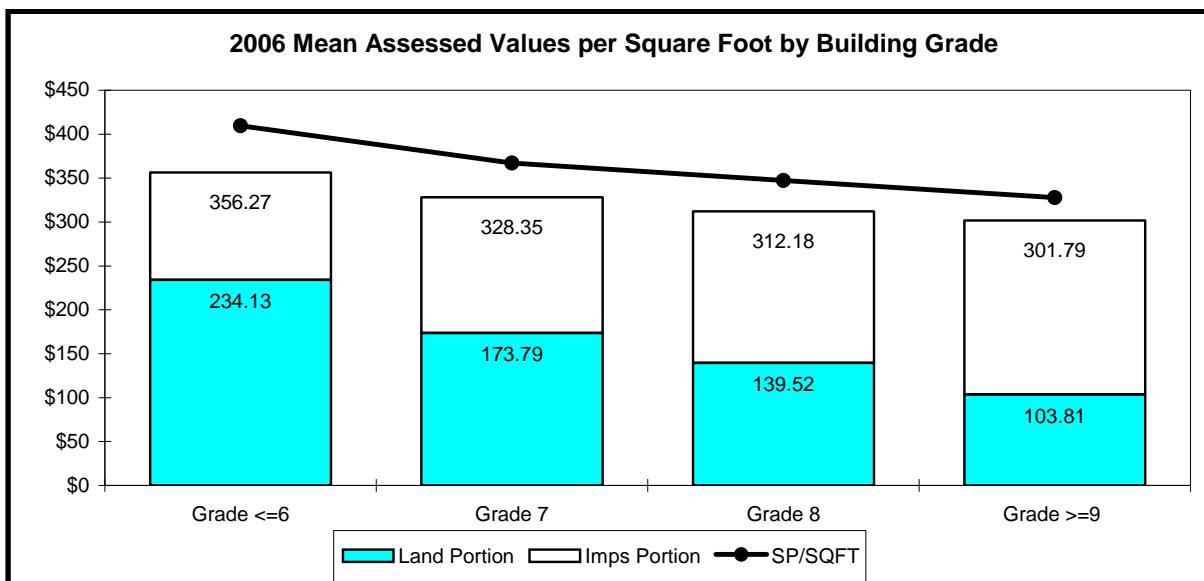
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. Note: There were only 30 sales between 1951 and 1990.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area***

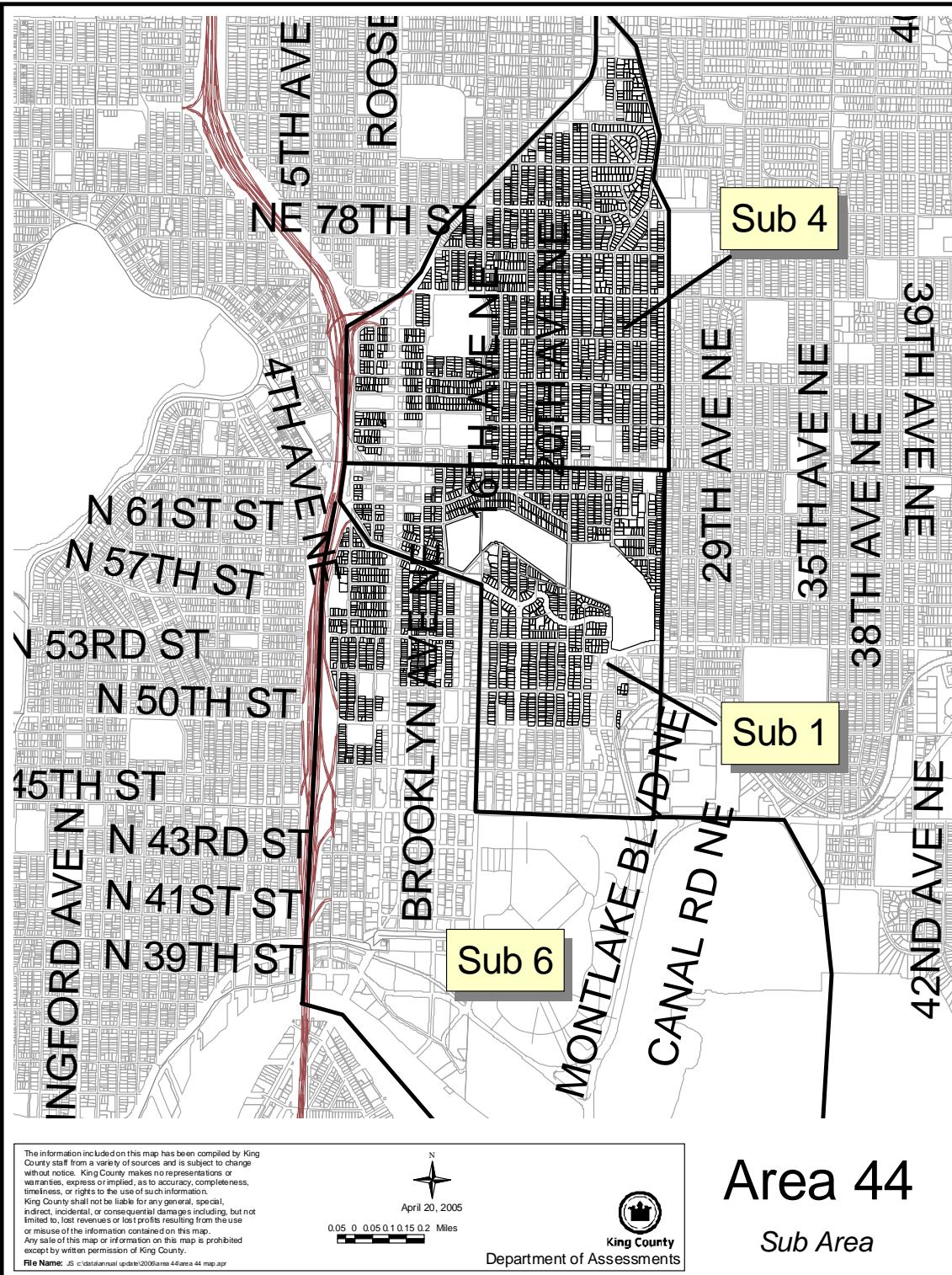


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. Note: There were only 6 grade five sales and 3 grade ten sales.



## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2004 through 12/1/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed March 1, 2007 to test the resultant assessment level using later 2006 sales. There were 11 additional usable sales. The weighted mean ratio dropped from 97.7% to 97.6% for one to three unit residences. These changes are not significant.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

There were not enough vacant sales to derive a market adjustment based only on vacant sales. Based on the overall percentage change indicated by the sales sample, an overall adjustment was derived. This resulted in an overall 9.4% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$\text{2007 Land Value} = \text{2006 Land Value} \times 1.096, \text{ with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 729 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, duplexes and triplexes had lower assessment ratios than other parcels and were adjusted upward more than others. Parcels with lots less than 3000 square feet and those in sub area 1 had higher assessment ratios than other parcels and were adjusted upward less than others.

The derived adjustment formula is:

$$\text{2007 Total Value} = [\text{2006 Total Value} / .903971 + (.03211521 * \text{Sub1}) + (-06070516 * \text{Duplex/Triplex}) + (.039907 * \text{SmallLot}<3000sf})]$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2007 Improvements Value} = \text{2007 Total Value} \text{ minus } \text{2007 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, apply the model to the principal building.
  - \*If a house and mobile home exist, apply the model to the principal building.
  - \*If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new total value ((Previous Total Value \* 1.096)-2007 Land Value=2007 Improvements Value).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*Any properties excluded from the annual up-date process are noted in RealProperty.
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There are no mobile homes in area 44.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 44 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

10.62%

<b>Small Lot &lt;3000 sf</b>	<b>Yes</b>
% Adjustment	-4.68%
<b>Subarea 1</b>	<b>Yes</b>
% Adjustment	-3.80%
<b>Duplex/Triplex</b>	<b>Yes</b>
% Adjustment	7.96%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel in subarea 1 on a 2500 square foot lot would *approximately* receive a 2.14% upward adjustment (10.62% -3.80% -4.68%).

A duplex or triplex would *approximately* receive an 18.58% upward adjustment (10.62% + 7.96%). There are 271 such parcels in the population of which 51 have sold.

66% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=6	88	0.867	0.951	9.7%	0.918	0.985
7	490	0.892	0.982	10.1%	0.968	0.995
8	119	0.895	0.970	8.4%	0.945	0.996
>=9	32	0.914	0.989	8.3%	0.933	1.045
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1930	466	0.890	0.975	9.5%	0.961	0.988
1931-1950	149	0.882	0.973	10.4%	0.945	1.002
1951-1990	30	0.956	1.049	9.7%	0.993	1.105
1991-2000	25	0.912	0.994	9.0%	0.937	1.051
>2000	36	0.884	0.961	8.8%	0.909	1.013
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	467	0.892	0.977	9.6%	0.964	0.991
Good	204	0.899	0.986	9.7%	0.963	1.010
Very Good	58	0.870	0.949	9.1%	0.908	0.990
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	301	0.891	0.979	10.0%	0.960	0.998
1.5	286	0.891	0.978	9.8%	0.962	0.995
2	125	0.896	0.973	8.7%	0.952	0.995
2.5	13	0.896	0.977	9.0%	0.908	1.046
3	4	0.851	0.918	7.9%	0.671	1.165

## Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<801	47	0.890	0.976	9.6%	0.922	1.030
801-1000	137	0.907	0.996	9.9%	0.972	1.020
1001-1500	279	0.886	0.975	10.0%	0.955	0.994
1501-2000	165	0.890	0.969	8.9%	0.946	0.993
2001-3000	93	0.893	0.977	9.4%	0.945	1.009
3001-4000	8	0.898	0.980	9.1%	0.856	1.104
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	700	0.890	0.978	9.8%	0.966	0.990
Y	29	0.923	0.963	4.4%	0.904	1.022
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	729	0.892	0.977	9.6%	0.966	0.989
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	179	0.909	0.976	7.3%	0.956	0.996
2	179	0.882	0.970	9.9%	0.946	0.993
3	236	0.884	0.977	10.5%	0.955	0.999
6	135	0.890	0.991	11.4%	0.965	1.018
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<3000	65	0.936	0.987	5.5%	0.951	1.022
3000-5000	534	0.889	0.976	9.9%	0.959	0.994
5001-8000	120	0.885	0.974	10.1%	0.945	1.003
8001-12000	10	0.921	1.007	9.4%	0.896	1.118

## Area 44 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

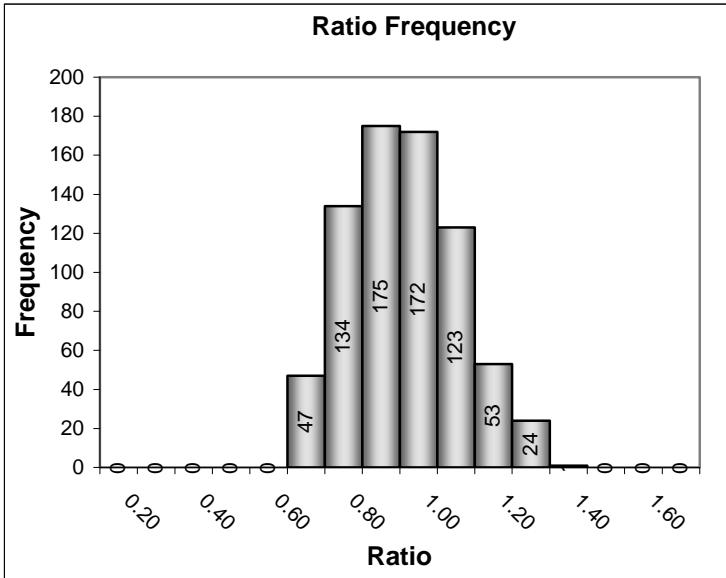
It is difficult to draw valid conclusions when the sales count is low.

Duplex/Triplex Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	678	0.896	0.978	9.1%	0.965	0.991
Y	51	0.838	0.973	16.0%	0.929	1.016
Small Lot < 3000 sf Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	664	0.888	0.976	9.9%	0.966	0.987
Y	65	0.936	0.987	5.5%	0.949	1.025

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> NW/3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 5/24/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> 44	<b>Appr ID:</b> PWAL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 729			
<b>Mean Assessed Value</b>	438,900		
<b>Mean Sales Price</b>	492,200		
<b>Standard Deviation AV</b>	112,404		
<b>Standard Deviation SP</b>	143,780		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.911		
<b>Median Ratio</b>	0.904		
<b>Weighted Mean Ratio</b>	0.892		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.607		
<b>Highest ratio:</b>	1.317		
<b>Coefficient of Dispersion</b>	12.96%		
<b>Standard Deviation</b>	0.143		
<b>Coefficient of Variation</b>	15.74%		
<b>Price Related Differential (PRD)</b>	1.022		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.887		
Upper limit	0.917		
<b>95% Confidence: Mean</b>			
Lower limit	0.901		
Upper limit	0.922		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4190		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.143		
<b>Recommended minimum:</b>	33		
<b>Actual sample size:</b>	729		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	378		
# ratios above mean:	351		
Z:	1.000		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



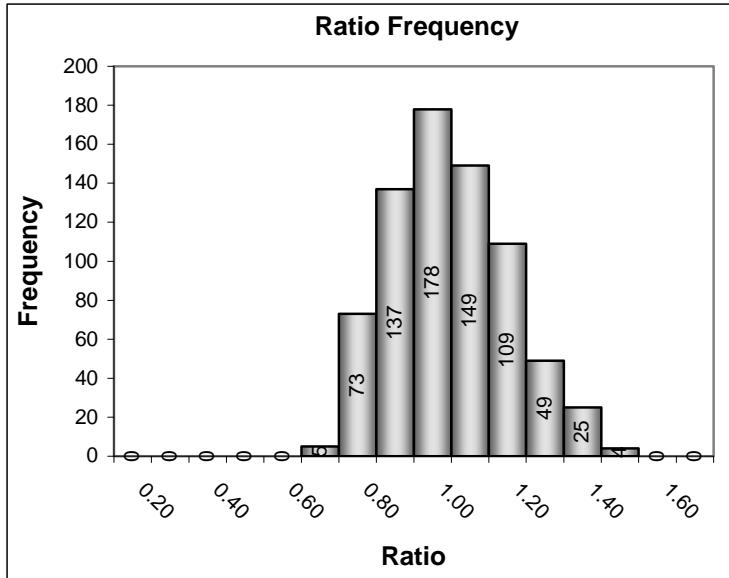
### COMMENTS:

1 to 3 Unit Residences throughout area 44

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> NW/3	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 5/24/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> 44	<b>Appr ID:</b> PWAL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 729			
<b>Mean Assessed Value</b>	481,000		
<b>Mean Sales Price</b>	492,200		
<b>Standard Deviation AV</b>	120,586		
<b>Standard Deviation SP</b>	143,780		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	0.987		
<b>Weighted Mean Ratio</b>	0.977		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.681		
<b>Highest ratio:</b>	1.458		
<b>Coefficient of Dispersion</b>	12.74%		
<b>Standard Deviation</b>	0.155		
<b>Coefficient of Variation</b>	15.53%		
<b>Price Related Differential (PRD)</b>	1.022		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.975		
Upper limit	0.999		
<b>95% Confidence: Mean</b>			
Lower limit	0.988		
Upper limit	1.010		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4190		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.155		
<b>Recommended minimum:</b>	38		
<b>Actual sample size:</b>	729		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	391		
# ratios above mean:	338		
<b>Z:</b>	1.963		
<b>Conclusion:</b>	Non-normal		



### COMMENTS:

1 to 3 Unit Residences throughout area 44

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis**  
**Area 44**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	919120	0140	12/26/05	\$330,000	1040	0	6	1910	3	4731	N	N	5709 25TH AVE NE
001	717480	0760	8/4/06	\$350,000	1180	0	6	1965	3	5470	N	N	5208 A RAVENNA AVE NE
001	910600	0365	8/28/05	\$425,000	1440	200	6	1915	3	5000	N	N	6204 24TH AVE NE
001	010300	0019	2/6/05	\$458,000	1580	770	6	1906	4	8237	N	N	6104 RAVENNA AVE NE
001	861580	0405	5/31/05	\$480,000	1900	0	6	1904	4	5400	N	N	5526 17TH AVE NE
001	922140	0695	5/3/05	\$290,250	820	210	7	1919	3	2400	N	N	807 NE 63RD ST
001	922140	0600	8/3/05	\$349,000	820	0	7	1919	3	2580	N	N	821 NE 63RD ST
001	922140	0695	12/4/05	\$332,000	820	210	7	1919	3	2400	N	N	807 NE 63RD ST
001	221800	0345	2/27/06	\$382,000	860	0	7	1908	3	5000	N	N	2112 NE 54TH ST
001	861580	0730	11/22/05	\$450,000	880	880	7	1940	4	3642	N	N	1860 NE RAVENNA BLVD
001	717370	0060	4/20/05	\$370,000	890	850	7	1913	3	5000	N	N	5247 21ST AVE NE
001	010300	0006	1/12/05	\$390,000	900	820	7	1952	4	4060	N	N	6120 RAVENNA AVE NE
001	882490	0015	8/2/05	\$426,000	920	0	7	1919	4	3560	N	N	6318 22ND AVE NE
001	861580	0561	12/9/04	\$381,000	960	860	7	1917	5	2728	N	N	1722 NE 56TH ST
001	922140	0735	5/25/05	\$284,000	1000	0	7	1921	3	2760	N	N	810 NE RAVENNA BLVD
001	861580	0740	5/29/06	\$460,000	1010	0	7	1922	3	4320	N	N	1840 NE RAVENNA BLVD
001	179750	0565	3/29/05	\$317,000	1020	670	7	1913	3	4000	N	N	6310 12TH AVE NE
001	910600	0180	2/20/06	\$520,000	1020	750	7	1913	3	5000	N	N	6230 23RD AVE NE
001	922140	0645	6/9/05	\$350,000	1060	210	7	1924	3	3400	N	N	822 NE 62ND ST
001	179750	0976	10/28/06	\$477,500	1060	160	7	1918	3	3300	N	N	6107 12TH AVE NE
001	882590	0465	2/24/05	\$389,000	1090	240	7	1920	4	4788	N	N	1503 NE 63RD ST
001	664690	0030	3/4/06	\$590,000	1110	1000	7	1945	5	4080	N	N	5612 PARK RD NE
001	882490	0340	7/3/05	\$404,500	1120	0	7	1919	3	3800	N	N	6223 22ND AVE NE
001	922140	0360	12/25/04	\$285,000	1130	130	7	1923	3	3780	N	N	802 NE 63RD ST
001	922140	0745	4/1/05	\$380,000	1150	750	7	1923	4	1890	N	N	816 NE RAVENNA BLVD
001	010300	0116	8/9/05	\$406,000	1180	0	7	1946	3	5500	N	N	6108 24TH AVE NE
001	168140	0130	6/19/06	\$585,000	1190	650	7	1926	3	3760	N	N	6214 20TH AVE NE
001	882590	0595	10/22/06	\$687,000	1220	0	7	1910	4	5434	N	N	1731 NE NAOMI PL
001	861580	0660	1/15/06	\$499,000	1240	0	7	1905	3	3960	N	N	1815 NE 58TH ST
001	717370	0465	2/3/06	\$472,000	1250	0	7	1920	3	6000	N	N	6300 23RD AVE NE
001	221800	0220	5/19/05	\$525,000	1290	880	7	1922	4	3600	N	N	5636 20TH AVE NE
001	882590	0010	1/26/05	\$410,000	1300	570	7	1919	3	4240	N	N	6325 20TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	168140	0175	11/7/05	\$495,000	1310	200	7	1921	3	3384	N	N	6117 RAVENNA AVE NE
001	922140	0730	9/1/05	\$368,500	1320	0	7	1998	3	2700	N	N	804 NE RAVENNA BLVD
001	092504	9287	3/30/06	\$389,000	1330	0	7	1926	3	3034	N	N	6253 25TH AVE NE
001	092504	9303	7/31/05	\$310,000	1380	360	7	1926	3	3050	N	N	2415 NE 65TH ST
001	861580	0670	11/13/05	\$473,000	1390	0	7	1910	3	4320	N	N	1825 NE 58TH ST
001	717370	0130	4/8/06	\$485,000	1400	750	7	1910	3	3700	N	N	5012 20TH AVE NE
001	179750	0215	4/16/05	\$509,500	1420	900	7	1909	4	4000	N	N	1415 NE 63RD ST
001	882490	0285	8/8/05	\$475,000	1440	290	7	1919	3	4300	N	N	2013 NE 63RD ST
001	179800	0100	3/21/06	\$509,000	1450	300	7	1911	3	2440	N	N	1019 NE 61ST ST
001	861580	0541	9/12/06	\$665,000	1450	600	7	1916	4	3246	N	N	1729 NE RAVENNA BLVD
001	179750	0520	12/19/04	\$350,000	1460	120	7	1921	3	4200	N	N	6323 BROOKLYN AVE NE
001	221800	0410	9/10/05	\$536,200	1470	0	7	1914	4	2500	N	N	5416 21ST AVE NE
001	092504	9319	10/28/05	\$379,000	1470	0	7	1926	3	4068	N	N	6207 25TH AVE NE
001	861580	0450	11/10/05	\$445,000	1470	540	7	1917	3	5400	N	N	5509 20TH AVE NE
001	861580	0450	6/27/06	\$517,000	1470	540	7	1917	3	5400	N	N	5509 20TH AVE NE
001	922140	0635	9/9/06	\$509,000	1510	0	7	1914	3	3810	N	N	6213 9TH AVE NE
001	882590	0225	9/16/06	\$725,000	1520	500	7	1908	4	4080	N	N	6314 17TH AVE NE
001	882390	0040	6/10/06	\$555,000	1560	780	7	1919	3	4280	N	N	5238 19TH AVE NE
001	717370	0135	6/23/05	\$470,000	1580	640	7	1920	5	3700	N	N	5018 20TH AVE NE
001	919120	0015	7/28/05	\$433,500	1580	470	7	1927	4	3320	N	N	5765 25TH AVE NE
001	861580	0470	2/28/06	\$565,000	1590	380	7	1920	3	4320	Y	N	1816 NE 55TH ST
001	179750	1005	4/25/06	\$505,000	1590	0	7	1917	3	4000	N	N	1010 NE 61ST ST
001	717370	0125	12/16/04	\$370,000	1600	820	7	1915	4	3650	N	N	5008 20TH AVE NE
001	882590	0215	9/15/06	\$704,000	1610	0	7	1900	5	4080	N	N	6306 17TH AVE NE
001	717370	0275	2/28/05	\$499,950	1620	240	7	1926	5	4500	N	N	5764 24TH AVE NE
001	179750	0515	2/2/05	\$506,000	1630	770	7	1919	4	4480	N	N	1213 NE 63RD ST
001	182480	0095	4/22/06	\$499,000	1630	400	7	1928	3	2985	N	N	2414 NE 60TH ST
001	179750	0445	4/6/06	\$615,000	1660	0	7	1911	4	4000	N	N	1215 NE 62ND ST
001	221800	0240	3/22/05	\$479,700	1680	0	7	1910	4	5000	N	N	2112 NE 55TH ST
001	861580	0235	7/26/06	\$641,000	1710	650	7	1919	3	5400	N	N	1608 NE RAVENNA BLVD
001	882490	0195	9/26/05	\$562,000	1730	0	7	1908	4	3800	N	N	6319 21ST AVE NE
001	882590	0240	11/26/05	\$535,000	1730	330	7	1915	3	4080	N	N	6326 17TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	179750	0055	5/15/06	\$550,000	1740	0	7	1909	3	4000	N	N	1402 NE 63RD ST
001	882590	0245	10/27/05	\$548,000	1750	860	7	1909	3	4080	N	N	6330 17TH AVE NE
001	882490	0250	3/19/05	\$465,000	1770	0	7	1914	3	4700	N	N	6264 20TH AVE NE
001	717480	0310	12/8/05	\$490,000	1770	600	7	1914	3	5000	N	N	5212 21ST AVE NE
001	882590	0415	6/2/06	\$760,000	1810	0	7	1923	5	4510	N	N	1615 NE 63RD ST
001	882590	0415	11/10/06	\$910,000	1810	0	7	1923	5	4510	N	N	1615 NE 63RD ST
001	861580	0035	10/11/05	\$569,000	1820	0	7	1905	4	3700	N	N	5525 16TH AVE NE
001	882590	0115	11/25/06	\$760,000	1820	0	7	1910	3	4080	N	N	6311 19TH AVE NE
001	861580	0050	6/30/05	\$630,000	1827	884	7	1920	4	4860	N	N	5511 16TH AVE NE
001	882390	0285	6/28/06	\$730,500	1840	0	7	1920	4	4752	N	N	5268 18TH AVE NE
001	882490	0060	8/1/05	\$605,000	1860	500	7	1919	4	3800	N	N	6318 21ST AVE NE
001	882490	0060	9/14/06	\$799,000	1860	500	7	1919	4	3800	N	N	6318 21ST AVE NE
001	182480	0050	8/18/06	\$520,000	1870	0	7	1928	3	3034	N	N	6025 25TH AVE NE
001	179750	0390	7/26/05	\$567,000	1880	0	7	1911	4	4000	N	N	1220 NE 61ST ST
001	179750	0605	2/13/05	\$475,000	1890	0	7	1920	3	4120	N	N	6411 BROOKLYN AVE NE
001	882590	0320	12/22/04	\$414,000	1930	0	7	1911	3	4080	N	N	6326 16TH AVE NE
001	861580	0500	6/10/05	\$536,500	1930	400	7	1917	3	4536	N	N	1718 NE 55TH ST
001	179750	0250	1/11/05	\$440,000	1940	200	7	1908	3	4000	N	N	1321 NE 63RD ST
001	179750	0030	3/17/05	\$465,000	1980	500	7	1911	3	5166	N	N	6307 15TH AVE NE
001	221800	0110	8/15/05	\$513,000	1980	0	7	1969	3	5000	N	N	5413 21ST AVE NE
001	717370	0030	2/17/06	\$567,500	1980	950	7	1914	3	4050	N	N	5220 20TH AVE NE
001	179750	0960	12/18/04	\$330,000	1990	0	7	1910	3	4000	N	N	6121 12TH AVE NE
001	882390	0270	9/4/05	\$549,000	2040	540	7	1917	3	4320	Y	N	5260 18TH AVE NE
001	717480	0345	6/7/05	\$504,582	2050	900	7	1913	3	4500	N	N	2107 NE 54TH ST
001	861580	0395	11/29/06	\$810,000	2060	400	7	1909	3	4860	N	N	5518 17TH AVE NE
001	882390	0125	4/7/05	\$500,000	2070	180	7	1916	3	4320	N	N	5247 19TH AVE NE
001	922140	0770	5/7/06	\$545,000	2070	0	7	1911	4	2925	N	N	824 NE RAVENNA BLVD
001	717480	0035	5/11/06	\$680,000	2070	1290	7	1911	3	5000	Y	N	5032 21ST AVE NE
001	717480	0035	11/13/06	\$834,000	2070	1290	7	1911	3	5000	Y	N	5032 21ST AVE NE
001	882390	0335	11/26/06	\$746,500	2080	520	7	1918	3	4450	N	N	5229 18TH AVE NE
001	882390	0300	7/18/05	\$550,000	2150	320	7	1910	3	4320	N	N	5261 18TH AVE NE
001	717370	0145	9/11/05	\$530,000	2160	750	7	1920	3	3750	N	N	5026 20TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	179800	0091	1/4/05	\$382,650	2240	0	7	1917	3	3355	N	N	1012 NE RAVENNA BLVD
001	717370	0185	8/25/06	\$696,395	2240	1020	7	1905	4	5000	N	N	5033 21ST AVE NE
001	221800	0355	1/8/05	\$530,000	2310	830	7	1991	3	5000	N	N	2120 NE 54TH ST
001	717480	0300	2/3/05	\$480,000	2400	1100	7	1913	3	5000	N	N	5200 21ST AVE NE
001	861580	0435	5/8/06	\$665,000	2410	0	7	1970	3	8496	N	N	1847 NE RAVENNA BLVD
001	717480	0040	1/21/05	\$500,000	2420	560	7	1963	3	5000	Y	N	5036 21ST AVE NE
001	882590	0440	9/27/06	\$860,000	2650	0	7	1910	5	4120	N	N	1523 NE 63RD ST
001	882390	0180	10/25/06	\$845,000	3490	1360	7	1989	3	6480	N	N	5201 19TH AVE NE
001	221800	0373	1/9/06	\$489,000	1040	750	8	1950	3	4500	N	N	5411 RAVENNA AVE NE
001	179800	0025	2/18/05	\$371,500	1050	0	8	1910	3	3200	N	N	1221 NE 61ST ST
001	010300	0010	12/15/04	\$351,200	1190	0	8	1951	3	3920	N	N	6114 RAVENNA AVE NE
001	082504	9052	8/4/05	\$411,825	1230	0	8	1917	3	3641	N	N	900 NE RAVENNA BLVD
001	179800	0015	12/29/05	\$539,900	1290	0	8	1911	3	3120	N	N	1215 NE 61ST ST
001	179750	0450	5/6/05	\$543,000	1430	100	8	1923	4	4200	N	N	6223 BROOKLYN AVE NE
001	910600	0205	6/17/05	\$555,000	1440	1410	8	1965	3	5000	N	N	6216 23RD AVE NE
001	179800	0120	5/30/05	\$463,550	1450	0	8	1910	3	2720	N	N	1031 NE 61ST ST
001	882590	0845	11/19/05	\$619,000	1460	200	8	1920	5	3744	N	N	1750 NE NAOMI PL
001	919120	0170	2/19/06	\$465,000	1460	100	8	1928	3	3071	N	N	5701 25TH AVE NE
001	919120	0110	3/12/05	\$385,000	1490	0	8	1928	3	4150	N	N	5723 25TH AVE NE
001	168140	0180	4/5/06	\$531,000	1530	0	8	1987	3	3384	N	N	6111 RAVENNA AVE NE
001	882590	0695	11/11/06	\$890,000	1550	380	8	1924	4	5434	N	N	1758 NE 62ND ST
001	179750	0115	4/24/05	\$550,000	1570	0	8	1908	4	4480	N	N	6323 14TH AVE NE
001	664690	0125	11/24/05	\$655,000	1590	870	8	1928	3	3737	N	N	5621 PARK RD NE
001	882590	0095	12/28/04	\$450,000	1630	0	8	1927	3	4080	N	N	6327 19TH AVE NE
001	179750	0235	10/17/05	\$615,000	1630	0	8	1918	5	4000	N	N	1401 NE 63RD ST
001	882590	0760	4/15/06	\$649,900	1660	0	8	1920	3	4200	N	N	6267 20TH AVE NE
001	179750	0100	10/30/05	\$605,500	1670	0	8	1910	4	4480	N	N	6333 14TH AVE NE
001	882490	0310	7/31/06	\$780,000	1670	840	8	1919	5	3800	N	N	6284 21ST AVE NE
001	182480	0065	1/23/05	\$370,000	1690	300	8	1947	3	4100	N	N	6017 25TH AVE NE
001	861580	0455	10/26/05	\$600,000	1720	0	8	1910	4	5400	N	N	5501 20TH AVE NE
001	179750	0080	3/28/06	\$630,000	1770	0	8	1919	3	4400	N	N	6330 14TH AVE NE
001	179750	0080	4/24/06	\$640,000	1770	0	8	1919	3	4400	N	N	6330 14TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	882590	0190	1/17/06	\$680,000	1790	160	8	1917	5	6120	N	N	6311 18TH AVE NE
001	882590	0755	8/20/06	\$793,000	1820	0	8	1924	4	4200	N	N	6273 20TH AVE NE
001	882390	0065	3/27/06	\$730,000	1830	780	8	2003	3	6480	N	N	5220 19TH AVE NE
001	882590	0745	2/16/06	\$715,000	1850	580	8	1916	5	4200	N	N	6279 20TH AVE NE
001	882390	1370	6/1/06	\$685,000	1850	910	8	1923	3	4320	N	N	5026 18TH AVE NE
001	010300	0230	1/19/05	\$545,000	1890	1140	8	1927	3	4720	N	N	2276 NE 60TH ST
001	882590	0545	8/11/06	\$865,000	1890	1130	8	1913	5	5434	N	N	1919 NE NAOMI PL
001	882590	0545	8/31/06	\$882,000	1890	1130	8	1913	5	5434	N	N	1919 NE NAOMI PL
001	882390	0720	5/19/06	\$680,000	1920	0	8	1910	3	4320	N	N	5249 16TH AVE NE
001	882590	0480	2/15/06	\$730,000	1930	0	8	1919	4	3978	N	N	1508 NE 62ND ST
001	882390	0700	9/20/06	\$772,500	1960	0	8	1923	3	4320	N	N	5265 16TH AVE NE
001	882390	1355	3/29/06	\$725,000	1970	540	8	1912	3	4320	N	N	5014 18TH AVE NE
001	861580	0200	11/21/06	\$845,000	1970	0	8	1908	3	4212	N	N	5730 16TH AVE NE
001	882390	1300	3/27/05	\$629,000	2010	1030	8	1922	4	4320	N	N	5031 19TH AVE NE
001	882590	0790	11/18/05	\$635,000	2030	0	8	1928	3	3354	N	N	1908 NE NAOMI PL
001	882390	0710	11/21/05	\$695,000	2050	750	8	1914	5	4320	N	N	5255 16TH AVE NE
001	882390	0710	2/7/06	\$729,500	2050	750	8	1914	5	4320	N	N	5255 16TH AVE NE
001	861580	0525	5/10/05	\$739,000	2070	0	8	1995	3	5252	N	N	1715 NE RAVENNA BLVD
001	882590	0560	2/14/06	\$775,000	2090	500	8	1913	5	5434	N	N	1905 NE NAOMI PL
001	882390	1035	11/17/05	\$628,750	2110	280	8	1923	3	4320	N	N	5029 17TH AVE NE
001	882390	1305	7/16/05	\$695,000	2140	910	8	1922	4	4320	N	N	5027 19TH AVE NE
001	717370	0382	6/14/06	\$808,000	2140	0	8	1994	3	4080	N	N	6307 23RD AVE NE
001	221800	0315	3/11/05	\$537,500	2150	420	8	1905	5	4000	N	N	2107 NE RAVENNA BLVD
001	882390	1170	12/21/04	\$570,000	2160	850	8	1922	4	4320	N	N	5027 18TH AVE NE
001	882590	0750	9/23/06	\$887,000	2160	420	8	1923	5	4200	N	N	6275 20TH AVE NE
001	882390	1155	3/26/05	\$581,000	2170	850	8	1924	3	4320	N	N	5039 18TH AVE NE
001	882390	1430	2/7/05	\$530,000	2190	0	8	1922	3	4440	N	N	5030 19TH AVE NE
001	861580	0560	3/3/05	\$520,000	2300	1010	8	1985	3	3333	N	N	1724 NE 56TH ST
001	882390	1295	6/25/06	\$700,000	2320	1000	8	1913	3	4320	N	N	5035 19TH AVE NE
001	882390	1325	7/2/05	\$624,950	2480	190	8	1919	3	4320	N	N	5011 19TH AVE NE
001	717370	0383	10/12/05	\$723,000	2560	0	8	1994	3	4590	N	N	2266 NE 63RD ST
001	882390	1240	11/6/05	\$665,000	2590	750	8	1910	3	4320	N	N	5026 17TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 44**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
001	861580	0385	12/6/05	\$699,000	2610	400	8	1923	3	5400	N	N	5506 17TH AVE NE	
001	882390	0575	4/17/05	\$561,500	2810	1300	8	1908	4	5400	N	N	5207 17TH AVE NE	
001	882390	1200	9/15/05	\$708,000	2840	760	8	1922	3	6480	N	N	5003 18TH AVE NE	
001	882390	1060	11/4/06	\$793,000	2890	1160	8	1909	3	4320	N	N	5011 17TH AVE NE	
001	882390	0375	10/21/05	\$749,000	3370	1100	8	1910	3	6480	N	N	5203 18TH AVE NE	
001	882390	1140	1/21/06	\$900,000	3780	280	8	1911	3	6480	N	N	5047 18TH AVE NE	
001	010300	0035	2/26/05	\$625,000	1370	1940	9	1988	3	11327	N	N	2267 NE 62ND ST	
001	717430	0015	7/25/05	\$679,000	1560	870	9	1927	3	3477	N	N	5741 24TH AVE NE	
001	882590	0210	2/22/06	\$751,650	1580	540	9	1917	3	4080	N	N	6302 17TH AVE NE	
001	664690	0025	1/3/05	\$556,000	1670	600	9	1929	4	2728	N	N	2106 NE RAVENNA BLVD	
001	717480	0008	5/7/05	\$780,000	2300	760	9	1999	3	5000	Y	N	5008 21ST AVE NE	
001	168140	0025	7/12/05	\$724,950	2340	0	9	2003	3	3800	N	N	6215 22ND AVE NE	
001	882390	0695	3/18/05	\$679,000	2360	0	9	1924	4	4536	N	N	5269 16TH AVE NE	
001	882390	0925	11/1/05	\$739,000	2450	0	9	1935	3	6480	N	N	5009 16TH AVE NE	
001	717370	0230	6/11/05	\$773,665	2470	440	9	1991	3	5452	N	N	2281 NE 60TH ST	
001	861580	0300	11/11/05	\$860,000	2550	520	9	1924	5	5400	N	N	1615 NE RAVENNA BLVD	
001	882390	1275	8/12/05	\$945,000	2840	1380	9	1915	4	6480	N	N	1821 NE 52ND ST	
001	882390	0385	3/8/05	\$827,000	3030	320	9	1929	4	6480	N	N	5202 17TH AVE NE	
001	717370	0350	10/24/05	\$901,000	3110	270	9	2005	3	4590	N	N	6314 RAVENNA AVE NE	
002	092504	9364	1/17/05	\$255,750	520	400	5	1947	5	3500	N	N	2920 NE 53RD ST	
002	919120	0545	6/28/05	\$265,000	530	0	5	1922	5	2700	N	N	5729 26TH AVE NE	
002	186990	0245	7/6/06	\$300,000	560	0	5	1924	4	1750	N	N	3406 NE 62ND ST	
002	092504	9360	1/27/06	\$365,000	590	260	6	1926	4	3881	N	N	5527 28TH AVE NE	
002	919120	1804	2/5/06	\$325,000	600	0	6	1951	4	3000	N	N	5102 26TH AVE NE	
002	186890	2059	7/20/06	\$403,000	650	190	6	1920	4	3500	N	N	6210 27TH AVE NE	
002	186890	2770	7/1/06	\$429,000	670	380	6	1920	5	2500	N	N	6233 31ST AVE NE	
002	243620	0015	11/14/05	\$328,500	700	520	6	1923	4	4000	N	N	4765 35TH AVE NE	
002	243620	0310	12/24/04	\$252,200	710	0	6	1941	3	4000	N	N	4732 UNIVERSITY VIEW PL NE	
002	243620	0305	5/13/06	\$375,000	710	0	6	1941	3	4000	N	N	4728 UNIVERSITY VIEW PL NE	
002	186990	0090	4/10/06	\$326,000	720	0	6	1948	4	2900	N	N	6241 35TH AVE NE	
002	092504	9039	10/25/05	\$385,000	770	150	6	1925	4	5730	N	N	5521 28TH AVE NE	
002	092504	9313	3/23/06	\$370,000	770	0	6	1950	3	4928	N	N	5214 29TH AVE NE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	092504	9039	4/7/06	\$425,000	770	150	6	1925	4	5730	N	N	5521 28TH AVE NE
002	919120	1535	6/16/06	\$390,000	780	0	6	1918	3	3750	N	N	5531 26TH AVE NE
002	186890	2056	4/6/05	\$295,500	800	300	6	1904	3	3750	N	N	6214 27TH AVE NE
002	187040	0500	9/14/05	\$382,000	810	400	6	1912	4	4750	N	N	6042 33RD AVE NE
002	187040	0025	11/5/06	\$474,000	810	260	6	1918	5	3480	N	N	6011 35TH AVE NE
002	186890	2155	10/8/05	\$365,000	840	840	6	1906	4	3125	N	N	6237 29TH AVE NE
002	882790	0860	4/18/06	\$401,450	840	790	6	1923	3	4480	N	N	5509 31ST AVE NE
002	919120	1515	2/14/05	\$299,000	860	320	6	1918	4	2500	N	N	5521 26TH AVE NE
002	186890	1910	11/23/05	\$370,000	880	0	6	1922	4	3750	N	N	6219 28TH AVE NE
002	186890	2490	9/28/05	\$372,450	900	0	6	1921	4	5000	N	N	6241 30TH AVE NE
002	092504	9202	4/28/05	\$329,000	910	0	6	1916	4	4059	N	N	5515 28TH AVE NE
002	186890	2195	10/3/05	\$358,000	920	0	6	1908	3	3750	Y	N	6251 29TH AVE NE
002	186890	2195	8/13/06	\$442,000	920	0	6	1908	3	3750	Y	N	6251 29TH AVE NE
002	243620	0585	6/12/06	\$405,000	1010	0	6	1924	4	3600	N	N	3050 NE BLAKELY ST
002	677820	0070	7/24/06	\$491,000	1020	0	6	1914	4	7560	N	N	5743 29TH AVE NE
002	882790	1095	6/11/06	\$475,000	1080	0	6	1924	4	5600	N	N	5546 31ST AVE NE
002	182480	0150	7/15/06	\$400,000	1100	0	6	1908	3	5000	N	N	6034 25TH AVE NE
002	092504	9022	9/24/06	\$485,500	1100	200	6	1907	4	4783	N	N	5743 28TH AVE NE
002	186890	0475	10/19/05	\$405,500	1150	120	6	1910	4	3750	N	N	6050 29TH AVE NE
002	187040	0240	7/13/05	\$367,000	1180	0	6	1925	3	4000	N	N	6020 34TH AVE NE
002	186890	0655	7/30/06	\$500,000	1220	740	6	1910	4	3000	N	N	6011 29TH AVE NE
002	186890	0655	11/24/06	\$599,000	1220	740	6	1910	4	3000	N	N	6011 29TH AVE NE
002	182480	0170	3/25/06	\$425,000	670	490	7	1908	5	5000	N	N	6032 25TH AVE NE
002	882790	0690	8/21/06	\$445,000	730	100	7	1921	3	2800	N	N	5551 30TH AVE NE
002	186890	1996	9/18/05	\$262,200	770	0	7	1950	3	2925	N	N	6257 28TH AVE NE
002	186890	1130	8/30/05	\$389,950	790	60	7	1925	4	3300	N	N	6038 27TH AVE NE
002	186990	0075	9/25/05	\$325,000	810	200	7	1925	3	2950	N	N	6237 35TH AVE NE
002	243620	0436	10/10/05	\$385,000	810	0	7	1949	4	5500	N	N	4908 32ND AVE NE
002	243620	0555	1/22/06	\$384,950	810	100	7	1942	3	4000	N	N	4803 UNIVERSITY VIEW PL NE
002	919120	1731	5/21/05	\$342,000	840	0	7	1950	3	3700	N	N	5140 26TH AVE NE
002	809110	0200	12/20/04	\$300,000	870	400	7	1975	3	4000	N	N	2809 NE 54TH ST
002	243620	0415	5/18/05	\$428,000	870	400	7	1946	3	4000	Y	N	4810 UNIVERSITY VIEW PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 44**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	243620	0685	7/14/06	\$505,000	870	250	7	1948	4	4000	N	N	4729 UNIVERSITY VIEW PL NE
002	182480	0160	2/20/05	\$354,950	880	440	7	1926	4	3300	N	N	6031 26TH AVE NE
002	092504	9311	8/21/05	\$409,950	880	990	7	1921	3	5720	N	N	5116 27TH AVE NE
002	882790	1285	10/15/05	\$405,750	880	700	7	1924	3	3420	N	N	3415 NE 57TH ST
002	677820	0040	9/17/06	\$520,000	880	130	7	1926	4	3192	N	N	2815 NE 60TH ST
002	717120	0185	7/22/05	\$431,000	910	910	7	1910	4	6000	N	N	5513 29TH AVE NE
002	186890	0805	4/11/05	\$370,000	920	0	7	1942	4	5000	N	N	6040 28TH AVE NE
002	187040	0230	3/16/06	\$426,000	920	0	7	1925	3	4000	N	N	6024 34TH AVE NE
002	243620	0690	4/27/06	\$475,000	920	720	7	1940	4	4000	N	N	4725 UNIVERSITY VIEW PL NE
002	919120	0350	2/11/05	\$313,000	930	380	7	1925	4	4000	N	N	5752 25TH AVE NE
002	919120	1385	2/12/05	\$302,500	930	0	7	1926	4	3400	N	N	5524 25TH AVE NE
002	243620	0380	3/15/05	\$440,000	940	1000	7	1926	4	4000	Y	N	4833 33RD AVE NE
002	243620	0380	3/16/05	\$440,000	940	1000	7	1926	4	4000	Y	N	4833 33RD AVE NE
002	186890	2061	4/26/06	\$527,000	940	500	7	1926	5	4000	N	N	6206 27TH AVE NE
002	186890	1245	1/5/05	\$326,200	960	0	7	1926	4	3000	N	N	6007 27TH AVE NE
002	919120	0565	10/23/05	\$415,000	960	0	7	1925	3	5000	N	N	5737 26TH AVE NE
002	919120	1629	11/20/05	\$373,500	970	970	7	1925	3	3400	N	N	5131 26TH AVE NE
002	919120	0425	7/19/06	\$430,000	970	400	7	1926	3	3750	N	N	5722 25TH AVE NE
002	717120	0375	10/5/06	\$525,000	970	0	7	1929	3	3750	N	N	5554 28TH AVE NE
002	243620	0520	11/30/05	\$420,000	990	320	7	1949	3	4000	N	N	4901 UNIVERSITY VIEW PL NE
002	809110	0325	2/1/06	\$438,000	990	0	7	1912	4	3700	N	N	2708 NE 53RD ST
002	342360	0030	7/4/06	\$404,000	990	0	7	1925	3	3220	N	N	6248 25TH AVE NE
002	186890	1600	5/4/06	\$510,000	1000	1000	7	1928	4	3750	N	N	6227 27TH AVE NE
002	186890	2265	6/4/05	\$450,000	1010	770	7	1925	5	3750	N	N	6250 28TH AVE NE
002	243620	0600	10/29/05	\$390,000	1040	0	7	1969	3	3600	N	N	3038 NE BLAKELEY ST
002	186990	0045	10/6/05	\$340,000	1060	0	7	1956	3	2950	N	N	6221 35TH AVE NE
002	243620	0655	1/13/05	\$354,000	1070	870	7	1947	3	4674	N	N	4753 UNIVERSITY VIEW PL NE
002	809110	0120	3/4/05	\$345,000	1070	230	7	1983	3	2750	N	N	2860 NE 54TH ST
002	092504	9224	8/7/05	\$434,500	1090	720	7	1993	3	3482	N	N	5757 30TH AVE NE
002	919120	1900	8/25/05	\$423,500	1110	670	7	1920	3	3500	N	N	5315 27TH AVE NE
002	092504	9208	12/12/05	\$537,500	1130	810	7	1917	5	6144	N	N	5537 28TH AVE NE
002	919120	0555	3/13/06	\$562,000	1150	1150	7	1926	5	4800	N	N	5733 26TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	243620	0050	5/24/06	\$396,000	1150	0	7	1940	4	5500	N	N	4741 35TH AVE NE
002	186940	0125	6/13/05	\$409,950	1160	960	7	1949	3	5000	N	N	3005 NE 62ND ST
002	919120	1790	1/28/06	\$446,500	1190	0	7	1908	4	2500	N	N	5114 26TH AVE NE
002	186890	1815	2/12/06	\$436,500	1200	0	7	1926	3	2800	N	N	6208 26TH AVE NE
002	342360	0005	4/18/05	\$334,000	1210	280	7	1925	3	4160	N	N	2503 NE 65TH ST
002	243620	0255	12/19/05	\$505,000	1220	590	7	1927	4	4000	N	N	4737 34TH AVE NE
002	243620	0085	5/22/06	\$486,000	1220	590	7	1929	4	4000	N	N	4719 35TH AVE NE
002	186890	0855	4/19/05	\$418,000	1230	0	7	1924	4	4500	N	N	6020 28TH AVE NE
002	092504	9266	1/16/05	\$400,000	1240	760	7	1925	4	3650	N	N	6061 26TH AVE NE
002	882790	1085	9/3/06	\$570,000	1240	0	7	1910	4	4480	N	N	5538 31ST AVE NE
002	919120	1105	4/4/05	\$410,000	1250	610	7	1978	3	5000	N	N	5520 26TH AVE NE
002	187040	0050	6/27/05	\$337,000	1250	220	7	1988	3	1554	N	N	6021 35TH AVE NE
002	092504	9264	12/18/05	\$399,500	1250	0	7	1926	3	4000	N	N	6210 25TH AVE NE
002	092504	9290	2/2/06	\$460,000	1250	380	7	1937	3	3975	N	N	5771 28TH AVE NE
002	243620	0261	9/10/06	\$569,000	1280	0	7	1937	4	4000	N	N	4733 34TH AVE NE
002	187040	0045	2/21/05	\$366,000	1300	710	7	1928	4	3859	N	N	6017 35TH AVE NE
002	092504	9271	1/10/06	\$430,000	1300	820	7	1926	3	3600	N	N	6202 25TH AVE NE
002	186890	2125	3/7/06	\$485,000	1300	280	7	1950	3	4500	N	N	6225 29TH AVE NE
002	919120	1710	10/24/06	\$547,725	1300	0	7	1926	3	3700	N	N	5150 26TH AVE NE
002	809110	0005	4/2/05	\$385,000	1310	0	7	1914	4	3500	N	N	5408 27TH AVE NE
002	092504	9359	2/4/05	\$375,000	1330	310	7	1926	3	3697	N	N	5531 28TH AVE NE
002	186890	3140	7/24/05	\$460,000	1330	0	7	1923	4	5000	N	N	6242 31ST AVE NE
002	092504	9262	3/12/06	\$425,000	1330	0	7	1926	3	3600	N	N	6052 25TH AVE NE
002	882790	0895	11/17/06	\$629,000	1340	0	7	1930	3	4480	N	N	5510 30TH AVE NE
002	243620	0265	12/31/05	\$570,000	1360	720	7	1937	5	4000	N	N	4731 34TH AVE NE
002	809110	0215	12/23/05	\$467,500	1380	0	7	1909	3	4000	N	N	2817 NE 54TH ST
002	243620	0025	12/24/05	\$450,000	1380	800	7	1926	4	4000	N	N	4757 35TH AVE NE
002	809110	0006	4/4/06	\$490,000	1390	500	7	1920	3	4200	N	N	5404 27TH AVE NE
002	243620	0750	5/25/06	\$530,000	1400	0	7	1931	3	6360	N	N	3330 NE BLAKELEY ST
002	092504	9113	8/24/06	\$465,000	1410	0	7	1927	3	5310	N	N	2718 NE BLAKELEY ST
002	092504	9302	9/6/05	\$546,000	1420	500	7	1926	5	3750	N	N	6227 26TH AVE NE
002	882790	0725	4/28/06	\$559,000	1420	560	7	1920	4	4520	N	N	5535 30TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	186890	1180	1/9/05	\$400,000	1430	0	7	1913	4	5000	N	N	6018 27TH AVE NE
002	092504	9283	4/23/06	\$550,000	1430	0	7	1926	4	3600	N	N	5768 28TH AVE NE
002	186940	0260	12/21/05	\$470,000	1450	0	7	1926	3	3500	N	N	3006 NE 60TH ST
002	882790	1020	1/4/06	\$515,000	1470	0	7	1911	4	4480	N	N	5515 33RD AVE NE
002	092504	9295	3/18/06	\$476,000	1480	0	7	1924	3	4400	N	N	2910 NE 52ND ST
002	919120	1940	3/7/05	\$380,000	1490	0	7	1923	4	3500	N	N	5325 27TH AVE NE
002	809110	0315	3/9/06	\$581,000	1510	910	7	1924	4	3700	N	N	2716 NE 53RD ST
002	919120	0390	7/6/05	\$405,000	1520	1040	7	1930	4	3500	N	N	5738 25TH AVE NE
002	092504	9304	8/31/05	\$407,000	1520	0	7	1926	3	4000	N	N	6216 25TH AVE NE
002	186890	3090	3/31/05	\$340,000	1530	200	7	1926	4	2500	N	N	3113 NE 65TH ST
002	919120	1055	12/16/05	\$479,950	1550	440	7	1940	3	5000	N	N	5544 26TH AVE NE
002	243620	0545	11/5/05	\$635,000	1610	710	7	1924	5	4000	Y	N	4809 UNIVERSITY VIEW PL NE
002	243620	0545	11/16/05	\$637,500	1610	710	7	1924	5	4000	Y	N	4809 UNIVERSITY VIEW PL NE
002	186890	1200	11/12/05	\$544,000	1660	0	7	1922	5	5000	N	N	6010 27TH AVE NE
002	187040	0635	5/12/06	\$632,500	1660	300	7	1911	5	4750	N	N	6025 33RD AVE NE
002	882790	0795	8/27/06	\$639,000	1660	0	7	1923	5	4480	N	N	3021 NE 57TH ST
002	882790	1225	12/3/05	\$519,000	1700	800	7	1911	4	4480	N	N	5514 33RD AVE NE
002	186890	1660	8/27/05	\$426,000	1720	940	7	1900	3	3750	N	N	6253 27TH AVE NE
002	717120	0175	9/19/05	\$500,000	1720	0	7	1920	4	4968	N	N	5706 29TH AVE NE
002	773110	0050	9/29/05	\$538,000	1730	810	7	1909	4	4000	N	N	5719 29TH AVE NE
002	919120	0370	8/14/06	\$500,000	1790	0	7	2001	3	2500	N	N	5746 25TH AVE NE
002	882790	0130	3/26/06	\$643,000	1810	800	7	1926	5	4480	N	N	5732 34TH AVE NE
002	186940	0025	10/17/06	\$640,000	1810	0	7	1928	3	5000	N	N	6011 31ST AVE NE
002	882790	0130	11/8/06	\$802,000	1810	800	7	1926	5	4480	N	N	5732 34TH AVE NE
002	717120	0355	5/2/06	\$580,000	1880	0	7	1925	4	3500	N	N	5710 28TH AVE NE
002	187040	0520	8/10/06	\$680,500	1890	260	7	1928	4	4750	N	N	6032 33RD AVE NE
002	187040	0355	8/19/06	\$671,500	1910	730	7	1915	4	4275	N	N	6019 34TH AVE NE
002	882790	0830	11/9/06	\$780,000	2000	800	7	1914	4	4480	N	N	5535 31ST AVE NE
002	186890	1340	12/27/04	\$442,000	2070	0	7	1998	3	5000	N	N	6041 27TH AVE NE
002	243620	0590	6/29/05	\$490,000	2290	0	7	1995	3	3600	N	N	3046 NE BLAKELEY ST
002	186890	1610	4/11/06	\$587,500	890	750	8	2005	3	3750	N	N	6231 27TH AVE NE
002	186890	0590	3/15/06	\$550,000	1050	710	8	1954	4	4500	N	N	6008 29TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	882790	0015	8/26/05	\$421,500	1160	140	8	1929	4	4360	N	N	5749 35TH AVE NE
002	186890	0670	4/5/05	\$465,000	1180	230	8	1930	4	2500	Y	N	6013 29TH AVE NE
002	243620	0240	10/22/05	\$487,500	1250	240	8	1948	3	6000	N	N	4747 34TH AVE NE
002	186890	0225	4/29/06	\$610,000	1290	500	8	1962	4	5000	N	N	6028 31ST AVE NE
002	882790	1075	5/5/06	\$581,000	1340	390	8	1929	4	4480	N	N	5530 31ST AVE NE
002	187040	0785	6/20/06	\$575,000	1470	0	8	1913	3	4750	N	N	6030 32ND AVE NE
002	243620	0110	8/8/06	\$548,000	1490	0	8	1931	4	3744	N	N	3402 NE 45TH PL
002	186890	3535	2/26/06	\$575,000	1510	460	8	2001	3	2500	N	N	6215 34TH AVE NE
002	187040	0375	5/18/06	\$650,000	1550	560	8	1927	4	3895	N	N	6021 34TH AVE NE
002	919120	1570	3/2/05	\$490,000	1660	430	8	1929	4	3900	N	N	5543 26TH AVE NE
002	243620	0345	7/18/06	\$910,100	1680	660	8	1924	4	4000	Y	N	4832 33RD AVE NE
002	882790	0875	3/10/05	\$499,950	1710	670	8	1998	3	1980	N	N	3014 NE 55TH ST
002	919120	0465	9/9/05	\$457,000	1710	190	8	1930	3	4000	N	N	5706 25TH AVE NE
002	186890	2775	3/3/06	\$570,000	1730	0	8	2001	3	2500	N	N	6235 31ST AVE NE
002	186890	2825	1/25/05	\$385,000	1760	210	8	1928	3	3525	N	N	3011 NE 65TH ST
002	186890	2825	8/29/06	\$584,000	1760	210	8	1928	3	3525	N	N	3011 NE 65TH ST
002	186890	0215	4/14/06	\$705,000	1800	100	8	2000	3	5000	N	N	6032 31ST AVE NE
002	919120	1075	4/14/05	\$465,000	1830	0	8	1926	3	5000	N	N	5534 26TH AVE NE
002	882790	0285	11/8/05	\$695,000	1830	910	8	1923	5	5600	N	N	5708 31ST AVE NE
002	187040	0185	7/7/05	\$616,000	2000	800	8	1928	4	5000	N	N	6042 34TH AVE NE
002	919120	1080	1/26/06	\$699,000	2010	600	8	2005	3	2500	N	N	5532 26TH AVE NE
002	092504	9223	12/11/05	\$750,000	2040	1020	8	2003	3	5720	N	N	5112 27TH AVE NE
002	186890	3675	5/31/06	\$670,000	2060	120	8	1992	3	3600	N	N	6234 33RD AVE NE
002	186890	1190	7/4/05	\$495,000	2100	0	8	2001	3	2500	N	N	6012 27TH AVE NE
002	186890	2480	5/27/05	\$545,000	2130	0	8	1993	3	5000	N	N	6235 30TH AVE NE
002	717120	0140	1/14/06	\$660,000	2360	0	8	2001	3	5138	N	N	5560 29TH AVE NE
002	243620	0200	9/1/06	\$879,000	2510	840	8	1997	3	4000	N	N	4776 34TH AVE NE
002	882790	0315	4/21/06	\$830,000	3100	0	8	1999	3	5600	N	N	5722 31ST AVE NE
002	342360	0025	7/17/05	\$570,000	1980	880	9	1993	3	3680	N	N	6250 25TH AVE NE
002	882790	0105	2/13/06	\$690,000	2060	0	9	1994	3	4480	N	N	5714 34TH AVE NE
002	186890	1555	3/6/06	\$838,000	2160	650	9	2006	3	3500	N	N	6207 27TH AVE NE
002	919120	1745	8/19/05	\$655,000	2360	680	9	1999	3	3750	N	N	5132 26TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	186890	2860	5/14/06	\$850,150	2440	780	9	1999	3	3750	N	N	6248 30TH AVE NE
002	186890	2715	9/17/05	\$815,000	2540	690	9	2003	3	5000	N	N	6207 31ST AVE NE
002	243620	0667	9/6/06	\$889,500	2550	0	9	2005	3	4001	Y	N	4741 UNIVERSITY VIEW PL NE
002	243620	0670	9/25/06	\$918,000	2640	0	9	2005	3	4001	Y	N	4739 UNIVERSITY VIEW PL NE
002	243620	0672	8/3/06	\$877,500	2720	0	9	2005	3	4001	Y	N	4735 UNIVERSITY VIEW PL NE
002	243620	0785	5/5/05	\$600,000	2730	0	9	2002	3	3752	N	N	4706 33RD AVE NE
003	633800	0580	9/2/06	\$399,950	580	200	6	1926	3	5120	N	N	4015 NE 57TH ST
003	243670	0115	9/27/05	\$357,500	600	0	6	1948	5	4000	Y	N	5028 35TH AVE NE
003	881990	1110	3/5/06	\$315,000	700	0	6	1928	3	4280	Y	N	5754 35TH AVE NE
003	881990	0140	12/30/05	\$295,000	720	0	6	1919	3	6420	N	N	5501 36TH AVE NE
003	881990	0690	6/18/05	\$308,000	730	0	6	1953	3	3750	N	N	3806 NE 57TH ST
003	243670	0735	7/2/06	\$383,500	750	0	6	1925	3	5231	N	N	5214 39TH AVE NE
003	243670	0535	4/29/05	\$285,000	760	0	6	1948	3	2800	N	N	5030 38TH AVE NE
003	243670	0815	12/10/05	\$351,950	760	0	6	1928	3	4000	N	N	5241 39TH AVE NE
003	102504	9051	7/28/06	\$399,950	840	0	6	1911	3	3560	N	N	4520 36TH AVE NE
003	881540	0955	10/16/06	\$350,000	860	0	6	1920	3	7500	N	N	6017 37TH AVE NE
003	243670	0765	4/16/06	\$369,000	880	0	6	1924	3	3320	N	N	5230 39TH AVE NE
003	243670	0860	2/23/06	\$410,000	940	200	6	1926	4	4000	N	N	5207 39TH AVE NE
003	243670	0770	8/6/05	\$333,000	1170	0	6	1923	4	4980	N	N	5234 39TH AVE NE
003	881990	0255	11/1/06	\$495,000	1350	0	6	1932	4	3959	N	N	5515 37TH AVE NE
003	881340	0425	7/9/05	\$345,000	1460	0	6	1910	4	3706	N	N	4823 38TH AVE NE
003	881340	0425	10/13/06	\$481,000	1460	0	6	1910	4	3706	N	N	4823 38TH AVE NE
003	243670	1225	1/7/05	\$330,000	620	0	7	2001	3	4000	N	N	5244 36TH AVE NE
003	318160	0030	9/21/06	\$485,000	760	0	7	1948	3	5050	N	N	4008 NE 60TH ST
003	633800	0220	4/15/05	\$337,000	770	340	7	1948	3	6400	N	N	4049 NE 58TH ST
003	881990	0910	5/27/06	\$435,000	780	500	7	1940	3	4815	N	N	5737 38TH AVE NE
003	881540	0045	5/30/06	\$429,000	790	370	7	1945	4	5000	N	N	6243 40TH AVE NE
003	881990	0625	4/22/05	\$333,000	800	0	7	1948	3	3320	N	N	5722 39TH AVE NE
003	881990	0740	7/23/05	\$370,000	800	150	7	1949	3	5350	N	N	5746 38TH AVE NE
003	318210	0105	12/25/05	\$430,000	800	370	7	1947	4	6750	N	N	6241 44TH AVE NE
003	881990	0240	1/6/06	\$444,150	800	500	7	1947	3	8025	N	N	5533 37TH AVE NE
003	881990	0625	6/22/06	\$438,000	800	0	7	1948	3	3320	N	N	5722 39TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	633800	0300	5/28/05	\$315,000	810	250	7	1945	3	4200	N	N	5720 40TH AVE NE
003	318210	0120	6/9/06	\$429,000	810	570	7	1947	5	5210	N	N	4409 NE 65TH ST
003	152030	0100	12/10/04	\$275,000	820	0	7	1926	3	3400	N	N	4709 36TH AVE NE
003	633800	0570	12/31/04	\$332,500	820	870	7	1928	3	5120	N	N	4021 NE 57TH ST
003	318160	0035	11/3/05	\$366,000	830	0	7	1948	3	5050	N	N	4012 NE 60TH ST
003	881540	0075	11/27/05	\$369,000	840	650	7	1945	3	4200	N	N	6227 40TH AVE NE
003	881540	1035	10/7/05	\$398,000	850	360	7	1941	3	5000	N	N	6020 37TH AVE NE
003	243670	0955	5/15/05	\$353,000	860	60	7	1926	3	4000	N	N	5249 38TH AVE NE
003	243670	0930	6/19/05	\$349,000	860	430	7	1943	3	4000	N	N	5248 38TH AVE NE
003	881540	0900	6/26/05	\$351,000	860	0	7	1923	3	3500	N	N	6042 36TH AVE NE
003	881540	0115	9/22/05	\$424,950	860	720	7	1950	4	3400	N	N	6202 39TH AVE NE
003	881540	0115	7/22/06	\$515,200	860	720	7	1950	4	3400	N	N	6202 39TH AVE NE
003	881990	0775	11/28/05	\$411,000	870	570	7	1951	3	4815	N	N	5733 39TH AVE NE
003	243670	1080	12/7/05	\$390,000	870	0	7	1942	3	4000	N	N	5248 37TH AVE NE
003	607950	0215	12/13/05	\$405,000	870	0	7	1942	3	6400	N	N	4336 NE 56TH ST
003	243670	0410	1/16/06	\$425,000	880	300	7	1929	3	4000	N	N	5022 37TH AVE NE
003	881540	0295	5/1/05	\$353,000	890	370	7	1952	3	3900	N	N	6209 38TH AVE NE
003	881540	0265	4/27/05	\$352,000	900	200	7	1939	3	4500	N	N	6230 37TH AVE NE
003	881990	0765	8/10/05	\$392,000	900	600	7	1950	3	4013	N	N	5749 39TH AVE NE
003	243670	1045	9/11/06	\$477,100	900	0	7	1942	3	4000	N	N	5220 37TH AVE NE
003	881990	1140	12/6/04	\$380,000	910	910	7	1940	4	4815	Y	N	5733 36TH AVE NE
003	881990	0030	9/16/05	\$378,000	910	560	7	1921	3	4280	Y	N	5522 35TH AVE NE
003	243670	0910	10/30/06	\$574,000	910	910	7	1940	4	4000	N	N	5232 38TH AVE NE
003	243670	0835	8/23/05	\$380,000	920	440	7	1942	3	4000	N	N	5227 39TH AVE NE
003	881990	0260	2/22/05	\$376,100	930	0	7	1928	4	8025	N	N	5509 37TH AVE NE
003	881990	0955	4/12/05	\$350,000	930	0	7	1952	3	4650	N	N	5702 36TH AVE NE
003	243670	0245	3/2/06	\$425,000	930	400	7	1938	3	4000	N	N	5014 36TH AVE NE
003	881990	0400	6/23/06	\$425,500	930	220	7	1909	3	4875	N	N	5504 38TH AVE NE
003	243670	0155	10/15/06	\$585,000	930	930	7	1925	4	4000	N	N	5057 37TH AVE NE
003	881540	0035	1/20/05	\$360,000	940	750	7	1953	4	4284	N	N	6246 39TH AVE NE
003	318260	0010	10/13/05	\$422,500	940	240	7	1949	3	6750	N	N	6022 43RD AVE NE
003	881540	0085	11/9/05	\$410,000	950	580	7	1953	3	3400	N	N	6222 39TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	318260	0060	1/25/06	\$443,000	950	200	7	1950	3	6750	N	N	6023 44TH AVE NE
003	633800	0181	6/2/05	\$422,000	960	770	7	1928	4	5611	N	N	4014 NE 58TH ST
003	633800	0040	4/9/05	\$386,500	970	970	7	1950	3	6624	N	N	4405 NE 60TH ST
003	881990	0576	10/20/06	\$532,000	970	300	7	1952	3	3735	N	N	5552 39TH AVE NE
003	881990	1145	2/5/05	\$420,000	980	260	7	1941	3	4815	Y	N	5729 36TH AVE NE
003	881990	0725	12/28/05	\$447,200	980	740	7	1950	3	7490	N	N	5730 38TH AVE NE
003	243670	1170	3/11/06	\$409,500	980	0	7	1940	3	4000	N	N	5200 36TH AVE NE
003	881540	0565	7/7/06	\$389,500	980	550	7	1937	3	4800	N	N	6242 35TH AVE NE
003	881540	0280	7/13/06	\$470,000	980	270	7	1940	3	4800	N	N	6212 37TH AVE NE
003	243670	1170	10/3/06	\$485,000	980	0	7	1940	3	4000	N	N	5200 36TH AVE NE
003	318110	0005	8/16/05	\$370,000	990	320	7	1940	4	5616	N	N	4320 NE 55TH ST
003	881990	0275	1/31/06	\$410,000	990	690	7	1940	3	4725	N	N	3712 NE 55TH ST
003	881340	0215	11/22/06	\$612,000	990	550	7	1928	3	3667	N	N	4710 38TH AVE NE
003	633800	0110	9/13/05	\$372,000	1000	0	7	1948	3	6100	N	N	4123 NE 60TH ST
003	243670	1275	1/20/06	\$428,000	1000	220	7	1938	3	4000	N	N	5233 36TH AVE NE
003	318260	0070	6/7/06	\$500,000	1000	550	7	1950	3	6750	N	N	6026 44TH AVE NE
003	237920	0040	10/12/06	\$475,000	1000	1000	7	1945	3	4128	N	N	4754 35TH AVE NE
003	102504	9137	2/9/06	\$460,000	1010	1010	7	1940	4	3738	N	N	4726 36TH AVE NE
003	318160	0005	7/30/05	\$357,000	1020	0	7	1948	3	6750	N	N	6026 40TH AVE NE
003	607950	0330	5/10/06	\$419,950	1020	250	7	1947	3	4200	N	N	4323 NE 55TH ST
003	318260	0105	7/17/06	\$480,000	1020	0	7	1950	3	4850	N	N	4418 NE 60TH ST
003	102504	9106	7/27/06	\$480,000	1020	150	7	1926	3	3560	N	N	4802 36TH AVE NE
003	881990	0880	12/17/04	\$390,000	1030	730	7	1952	3	6313	Y	N	5756 37TH AVE NE
003	633800	0160	10/8/06	\$575,000	1030	430	7	1946	3	8580	N	N	4027 NE 60TH ST
003	318260	0080	5/16/05	\$398,950	1040	1040	7	1950	3	6750	N	N	6016 44TH AVE NE
003	881990	0380	9/23/05	\$453,900	1040	740	7	1941	4	5350	N	N	5515 38TH AVE NE
003	881540	0020	5/21/06	\$450,000	1040	910	7	1951	3	4200	N	N	6251 40TH AVE NE
003	881540	0020	8/2/06	\$475,000	1040	910	7	1951	3	4200	N	N	6251 40TH AVE NE
003	235930	0031	6/14/05	\$410,000	1050	400	7	1951	3	7950	N	N	6211 41ST AVE NE
003	633800	0630	9/7/05	\$460,000	1050	650	7	1950	4	6400	N	N	4016 NE 56TH ST
003	633800	0630	10/18/06	\$625,000	1050	650	7	1950	4	6400	N	N	4016 NE 56TH ST
003	881540	0505	6/8/05	\$454,500	1060	1000	7	1925	4	7500	N	N	6225 37TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	243670	0150	2/4/06	\$372,000	1060	0	7	1947	3	4000	N	N	3505 NE 52ND ST
003	243670	0065	1/24/06	\$499,000	1070	800	7	1923	4	4000	N	N	5011 36TH AVE NE
003	881540	0535	3/8/06	\$410,000	1070	0	7	1942	3	5000	N	N	6251 37TH AVE NE
003	633800	0280	6/3/06	\$504,602	1070	730	7	1948	3	6880	N	N	4015 NE 58TH ST
003	633800	0270	6/8/06	\$490,000	1070	390	7	1948	3	5280	N	N	4021 NE 58TH ST
003	243670	0865	8/15/06	\$495,000	1070	0	7	1939	3	4000	N	N	3810 NE 52ND ST
003	881540	0605	8/11/05	\$358,000	1080	1000	7	1951	4	4000	Y	N	6212 35TH AVE NE
003	881540	1155	1/18/06	\$476,000	1080	1080	7	1951	3	5500	N	N	6034 38TH AVE NE
003	243670	1130	7/5/05	\$411,000	1100	610	7	1927	3	4000	N	N	5231 37TH AVE NE
003	102504	9071	10/31/05	\$420,000	1100	0	7	1928	3	3560	N	N	4814 36TH AVE NE
003	235930	0071	8/13/05	\$400,000	1110	0	7	1951	3	5215	N	N	6204 41ST AVE NE
003	607950	0355	1/7/06	\$399,950	1110	0	7	1950	3	5180	N	N	4059 NE 55TH ST
003	243670	0205	6/4/06	\$507,500	1110	880	7	1929	3	4000	N	N	5017 37TH AVE NE
003	881990	0960	12/4/04	\$339,000	1120	900	7	1921	4	8025	N	N	5710 36TH AVE NE
003	318260	0020	8/1/06	\$533,000	1120	810	7	1950	3	6750	N	N	6010 43RD AVE NE
003	881990	0555	1/1/05	\$337,000	1130	330	7	1947	3	4565	N	N	5520 39TH AVE NE
003	710110	0025	5/9/05	\$421,000	1130	1130	7	1950	3	7965	N	N	6033 45TH AVE NE
003	881990	0555	5/11/05	\$388,000	1130	330	7	1947	3	4565	N	N	5520 39TH AVE NE
003	633800	0180	6/3/05	\$425,000	1140	800	7	1948	3	6600	N	N	4015 NE 60TH ST
003	797470	0210	7/9/06	\$384,000	1140	0	7	1956	3	4600	N	N	5516 40TH AVE NE
003	881540	0665	11/18/06	\$589,000	1140	680	7	1938	3	6000	N	N	6227 36TH AVE NE
003	881340	0380	8/30/06	\$599,000	1150	890	7	1926	4	3706	N	N	4804 37TH AVE NE
003	881990	0785	9/28/06	\$556,000	1150	0	7	1946	3	5350	N	N	5725 39TH AVE NE
003	633800	0011	5/8/05	\$402,500	1160	0	7	1948	3	5187	N	N	5819 45TH AVE NE
003	881340	0385	11/16/06	\$610,000	1160	910	7	1926	3	3706	N	N	4800 37TH AVE NE
003	881990	0920	7/5/06	\$536,000	1170	260	7	1949	3	8025	N	N	5727 38TH AVE NE
003	797470	0040	7/11/06	\$465,800	1170	300	7	1951	3	5500	N	N	6234 40TH AVE NE
003	881990	0597	4/25/05	\$369,900	1180	820	7	1946	3	4150	N	N	5525 40TH AVE NE
003	633800	0080	3/30/05	\$398,500	1190	700	7	1958	3	5400	N	N	4315 NE 60TH ST
003	243670	0425	12/1/05	\$439,000	1190	0	7	1928	3	4000	N	N	5032 37TH AVE NE
003	243670	0885	3/1/06	\$475,000	1190	0	7	1926	3	4000	N	N	5214 38TH AVE NE
003	318160	0110	9/26/06	\$551,000	1210	350	7	1948	3	5909	N	N	4122 NE 60TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	633800	0510	3/1/05	\$350,000	1220	0	7	1951	3	7808	N	N	4055 NE 57TH ST
003	881540	1085	2/10/06	\$508,000	1220	0	7	1946	4	5000	N	N	6025 38TH AVE NE
003	243670	0870	4/1/06	\$505,000	1220	0	7	1928	4	4000	N	N	3806 NE 52ND ST
003	633800	0611	6/13/06	\$392,600	1220	0	7	1950	3	3900	N	N	5604 40TH AVE NE
003	881540	1085	11/7/06	\$650,000	1220	0	7	1946	4	5000	N	N	6025 38TH AVE NE
003	881540	0395	12/14/04	\$335,000	1230	310	7	1938	3	6500	N	N	6250 36TH AVE NE
003	607950	0155	3/20/05	\$375,000	1230	0	7	1942	3	5000	N	N	4351 NE 57TH ST
003	881540	1260	5/20/05	\$377,000	1240	820	7	1947	3	5000	N	N	6047 40TH AVE NE
003	881540	1285	9/5/05	\$459,500	1240	0	7	1946	4	5000	N	N	6032 39TH AVE NE
003	881540	1260	4/2/06	\$459,900	1240	820	7	1947	3	5000	N	N	6047 40TH AVE NE
003	881340	0170	5/1/06	\$490,000	1240	0	7	1913	4	4950	N	N	4738 38TH AVE NE
003	881340	0170	8/7/06	\$529,000	1240	0	7	1913	4	4950	N	N	4738 38TH AVE NE
003	881540	0325	9/12/05	\$395,000	1250	430	7	1946	3	5000	N	N	6257 38TH AVE NE
003	881340	0450	6/18/06	\$590,000	1250	0	7	1928	5	3056	N	N	3715 NE 50TH ST
003	881540	0795	7/3/06	\$525,000	1250	100	7	1926	3	4000	N	N	6011 36TH AVE NE
003	318110	0010	9/22/06	\$515,000	1250	290	7	1940	4	5049	N	N	4324 NE 55TH ST
003	607950	0260	8/23/06	\$489,000	1260	0	7	1942	3	5000	N	N	4308 NE 56TH ST
003	881990	0125	3/9/05	\$415,000	1270	480	7	1919	4	6420	N	N	5521 36TH AVE NE
003	881990	0325	12/17/05	\$461,000	1270	0	7	1921	3	5350	N	N	5550 37TH AVE NE
003	881540	1175	3/25/05	\$407,530	1280	400	7	1948	3	7500	N	N	6010 38TH AVE NE
003	881540	1100	5/13/05	\$407,000	1280	0	7	1946	3	5400	N	N	6053 38TH AVE NE
003	881990	0535	5/17/06	\$440,000	1280	1400	7	1946	3	4565	N	N	3902 NE 55TH ST
003	881540	1100	10/21/06	\$603,000	1280	0	7	1946	3	5400	N	N	6053 38TH AVE NE
003	797470	0240	2/1/05	\$357,500	1290	0	7	1950	4	5175	N	N	5515 43RD AVE NE
003	881990	0165	2/9/05	\$422,500	1290	850	7	1927	4	3959	N	N	5516 36TH AVE NE
003	881540	0915	3/28/05	\$381,000	1290	0	7	1947	3	5000	N	N	6022 36TH AVE NE
003	243670	0215	7/8/06	\$615,000	1290	840	7	1929	4	4000	N	N	5011 37TH AVE NE
003	881540	0830	12/12/04	\$330,000	1300	180	7	1927	3	4200	N	N	6033 36TH AVE NE
003	243670	0280	1/29/05	\$355,000	1300	0	7	1924	3	4000	N	N	5036 36TH AVE NE
003	243670	1185	9/20/05	\$500,000	1300	900	7	1926	4	4000	N	N	5214 36TH AVE NE
003	881990	0330	4/12/06	\$539,950	1300	360	7	1938	4	4280	N	N	5554 37TH AVE NE
003	881540	0670	2/24/06	\$475,000	1310	400	7	1941	3	6000	N	N	6233 36TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	881340	0105	6/26/06	\$553,000	1320	0	7	1925	4	3750	N	N	4713 37TH AVE NE
003	881540	0875	1/30/05	\$368,000	1330	140	7	1927	3	4100	N	N	6058 36TH AVE NE
003	633800	0480	1/8/06	\$512,500	1330	630	7	1958	3	8100	N	N	4315 NE 58TH ST
003	243670	0395	5/14/05	\$424,000	1340	0	7	1927	4	4000	N	N	5010 37TH AVE NE
003	881340	0310	12/29/04	\$315,000	1350	0	7	1953	3	5605	N	N	4715 38TH AVE NE
003	797470	0090	5/23/06	\$482,500	1360	1160	7	1951	3	4800	N	N	4001 NE 62ND ST
003	633800	0194	1/24/05	\$335,000	1380	0	7	1947	3	5040	N	N	5806 40TH AVE NE
003	881540	0440	8/29/05	\$437,000	1380	500	7	1938	3	4500	N	N	6220 36TH AVE NE
003	881540	0071	4/8/05	\$393,000	1390	650	7	1959	3	4200	N	N	6226 39TH AVE NE
003	881990	0225	5/2/05	\$474,950	1390	500	7	1928	5	3000	N	N	3611 NE 57TH ST
003	881990	0280	8/17/05	\$455,000	1390	620	7	1927	4	3525	N	N	5502 37TH AVE NE
003	881990	0225	6/30/06	\$625,000	1390	500	7	1928	5	3000	N	N	3611 NE 57TH ST
003	243670	0550	3/6/05	\$380,000	1400	220	7	1926	3	3280	N	N	5040 38TH AVE NE
003	243670	0480	11/15/05	\$460,000	1400	0	7	1927	3	4560	N	N	5105 39TH AVE NE
003	607950	0010	4/13/06	\$450,000	1400	0	7	1942	3	5000	N	N	4307 NE 57TH ST
003	152030	0050	10/11/06	\$499,000	1400	0	7	1927	3	3315	N	N	4736 35TH AVE NE
003	243670	0550	11/30/06	\$666,500	1400	220	7	1926	3	3280	N	N	5040 38TH AVE NE
003	881990	0405	10/29/06	\$555,000	1410	0	7	1925	3	3150	N	N	3808 NE 55TH ST
003	152030	0110	6/22/05	\$416,000	1420	0	7	1927	3	3548	N	N	4701 36TH AVE NE
003	243670	0055	4/9/06	\$550,000	1420	300	7	1939	4	4000	N	N	5019 36TH AVE NE
003	881990	0060	5/23/05	\$510,000	1430	900	7	2003	3	4280	Y	N	5544 35TH AVE NE
003	243670	0190	4/3/05	\$461,000	1440	750	7	1926	4	4000	N	N	5029 37TH AVE NE
003	881990	0655	6/25/05	\$400,000	1440	0	7	1926	4	3735	N	N	5757 40TH AVE NE
003	243670	0125	6/24/05	\$393,200	1450	0	7	1928	4	4000	N	N	5036 35TH AVE NE
003	243670	0800	3/31/06	\$549,000	1450	810	7	1921	4	4000	N	N	5255 39TH AVE NE
003	881340	0370	10/18/05	\$482,200	1460	400	7	1927	3	3706	N	N	4812 37TH AVE NE
003	881540	0595	1/12/06	\$450,000	1490	600	7	1927	4	4000	N	N	6220 35TH AVE NE
003	237920	0050	11/3/06	\$579,950	1490	0	7	1945	4	4042	N	N	4746 35TH AVE NE
003	152030	0015	7/8/05	\$370,000	1510	0	7	1927	3	3400	N	N	4710 35TH AVE NE
003	633800	0411	12/15/05	\$529,000	1530	900	7	1940	4	6600	N	N	5705 45TH AVE NE
003	607950	0275	5/20/06	\$445,000	1540	0	7	1940	3	6000	N	N	5516 43RD AVE NE
003	318110	0015	10/14/06	\$595,000	1630	500	7	1940	4	5005	N	N	4330 NE 55TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 44**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	607950	0145	5/4/05	\$447,000	1650	0	7	1942	4	5600	N	N	5611 45TH AVE NE	
003	318110	0025	9/30/06	\$597,000	1650	300	7	1940	4	7854	N	N	4340 NE 55TH ST	
003	243670	1230	1/5/06	\$639,000	1660	1150	7	2001	3	4000	N	N	5246 36TH AVE NE	
003	881990	0540	12/5/04	\$415,000	1680	1090	7	1947	5	4565	N	N	5508 39TH AVE NE	
003	881990	0540	3/22/06	\$635,000	1680	1090	7	1947	5	4565	N	N	5508 39TH AVE NE	
003	243670	0020	7/15/05	\$525,000	1690	550	7	1926	4	4000	N	N	5045 36TH AVE NE	
003	243670	1290	6/21/05	\$469,950	1720	1020	7	1926	3	4000	N	N	5223 36TH AVE NE	
003	607950	0365	12/1/06	\$570,000	1840	0	7	1948	3	3488	N	N	4047 NE 55TH ST	
003	797470	0140	2/27/05	\$439,950	1880	0	7	1950	4	7354	N	N	4047 NE 56TH ST	
003	881540	0400	8/20/05	\$525,000	1890	0	7	1930	4	6000	N	N	6242 36TH AVE NE	
003	318210	0215	8/18/05	\$527,000	1900	190	7	1947	4	6750	N	N	6227 45TH AVE NE	
003	318210	0095	10/4/06	\$667,000	1940	0	7	1947	5	6750	N	N	6231 44TH AVE NE	
003	235930	0080	2/8/05	\$495,950	1970	300	7	1951	5	4349	N	N	4114 NE 62ND ST	
003	318210	0075	12/14/05	\$539,000	2030	0	7	1947	5	6750	N	N	6211 44TH AVE NE	
003	243670	0075	12/2/05	\$542,950	2070	400	7	1923	3	4000	N	N	5001 36TH AVE NE	
003	152030	0010	7/19/05	\$435,000	2080	450	7	1927	4	3400	N	N	4706 35TH AVE NE	
003	152030	0010	10/27/06	\$620,000	2080	450	7	1927	4	3400	N	N	4706 35TH AVE NE	
003	633800	0380	6/21/06	\$815,000	2150	870	7	2003	3	7737	N	N	4044 NE 57TH ST	
003	243670	0180	4/13/05	\$460,000	2171	800	7	1939	4	4000	N	N	5037 37TH AVE NE	
003	633800	0540	5/22/05	\$500,000	2180	0	7	1948	4	7680	N	N	4039 NE 57TH ST	
003	881540	1025	6/5/05	\$455,000	1090	800	8	1953	3	5000	N	N	6032 37TH AVE NE	
003	881990	0105	12/9/05	\$539,320	1090	1040	8	1926	4	4280	N	N	5545 36TH AVE NE	
003	881990	0170	8/6/06	\$625,000	1270	1250	8	1931	4	3959	N	N	5524 36TH AVE NE	
003	881990	0170	11/27/06	\$750,000	1270	1250	8	1931	4	3959	N	N	5524 36TH AVE NE	
003	881990	1005	4/17/06	\$608,000	1290	1290	8	1968	3	5350	N	N	5733 37TH AVE NE	
003	881540	0745	4/21/05	\$425,000	1470	0	8	1932	3	4000	Y	N	6026 35TH AVE NE	
003	633800	0493	1/6/05	\$450,000	1520	0	8	1931	5	3200	N	N	5718 43RD AVE NE	
003	881540	0460	2/25/06	\$625,000	1520	670	8	1929	4	5000	N	N	6210 36TH AVE NE	
003	881540	0960	8/26/06	\$585,000	1540	0	8	1961	3	7500	N	N	6027 37TH AVE NE	
003	881340	0515	2/6/06	\$566,200	1560	0	8	1931	4	3960	N	N	4818 38TH AVE NE	
003	797470	0124	1/31/05	\$470,000	1600	1200	8	1961	3	5830	N	N	6047 41ST AVE NE	
003	881540	0710	6/12/05	\$491,100	1650	420	8	1931	4	4000	Y	N	6044 35TH AVE NE	

**Improved Sales Used in this Annual Update Analysis**  
**Area 44**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	881990	0585	7/1/05	\$535,000	1700	420	8	2003	3	3776	N	N	5625 40TH AVE NE	
003	881340	0285	9/3/05	\$495,000	1710	0	8	1987	3	2890	N	N	4729 38TH AVE NE	
003	881540	0615	12/3/04	\$325,000	1720	0	8	1929	3	4000	N	N	6206 35TH AVE NE	
003	881540	0770	1/14/05	\$407,400	1850	450	8	1939	3	4000	Y	N	6006 35TH AVE NE	
003	881990	0235	6/15/06	\$663,000	1920	0	8	1967	3	8025	N	N	5543 37TH AVE NE	
003	881540	0200	3/20/06	\$729,500	2030	1040	8	1992	3	5000	N	N	6223 39TH AVE NE	
003	881540	0311	8/5/06	\$791,000	2080	0	8	2003	3	4000	N	N	6237 38TH AVE NE	
003	243670	1160	8/16/06	\$790,000	2130	750	8	1988	3	4000	N	N	5207 37TH AVE NE	
003	881540	0221	9/5/06	\$789,660	2620	0	8	1991	3	5622	N	N	6231 39TH AVE NE	
003	237920	0056	1/19/06	\$650,000	2670	0	8	1994	3	3990	N	N	4825 36TH AVE NE	
003	881540	1183	6/29/06	\$920,000	2170	1000	9	2006	3	3746	N	N	6005 39TH AVE NE	
003	881540	1235	1/10/05	\$517,000	2330	0	9	1999	3	4000	N	N	6057 39TH AVE NE	
003	881540	0255	4/19/06	\$997,000	2830	1050	9	2005	3	6250	N	N	6240 37TH AVE NE	
003	881340	0070	6/17/06	\$979,000	2840	550	9	2006	3	4125	N	N	3610 NE 48TH ST	
003	881540	1225	1/1/06	\$753,000	2850	0	9	2004	3	5000	N	N	6047 39TH AVE NE	
003	881990	0804	9/29/06	\$890,000	3060	0	9	1999	3	3983	N	N	3812 NE 57TH ST	
003	881990	0210	4/20/06	\$851,500	2660	900	10	2002	3	3750	N	N	3607 NE 57TH ST	
003	881540	1070	2/21/06	\$1,000,000	2810	680	10	2004	3	5625	N	N	6011 38TH AVE NE	
006	082504	9101	5/26/05	\$239,000	680	0	5	1907	3	3276	N	N	5619 BROOKLYN AVE NE	
006	358950	0210	11/25/05	\$289,000	850	0	5	1905	3	3737	N	N	5516 11TH AVE NE	
006	286210	0841	8/9/06	\$309,000	870	0	5	1910	3	2499	N	N	810 NE 50TH ST	
006	286210	0477	10/4/05	\$326,400	730	200	6	1921	4	2960	N	N	815 NE 55TH ST	
006	674670	0650	7/21/06	\$416,000	770	650	6	1918	4	4100	N	N	5214 11TH AVE NE	
006	881640	0835	11/23/06	\$430,000	780	0	6	1907	3	4120	N	N	5226 BROOKLYN AVE NE	
006	082504	9005	1/2/05	\$230,000	790	250	6	1903	3	3200	N	N	5513 11TH AVE NE	
006	082504	9096	5/24/05	\$332,500	790	600	6	1923	5	4070	N	N	5624 BROOKLYN AVE NE	
006	192830	0555	3/13/05	\$250,000	810	0	6	1910	4	4000	N	N	812 NE 55TH ST	
006	286210	0487	4/3/06	\$319,000	820	350	6	1924	3	2800	N	N	909 NE 55TH ST	
006	881640	0885	5/28/06	\$370,000	820	0	6	1912	3	1480	N	N	1309 NE 55TH ST	
006	286210	0297	6/1/05	\$284,500	830	0	6	1922	3	2701	N	N	704 NE 53RD ST	
006	192830	0449	8/5/05	\$300,000	830	470	6	1924	3	2800	N	N	5517 8TH AVE NE	
006	286210	0270	11/4/05	\$300,000	830	330	6	1926	3	4280	N	N	5326 7TH AVE NE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	881640	0795	5/3/06	\$365,000	850	0	6	1902	4	2100	N	N	1310 NE 52ND ST
006	881640	0895	12/8/04	\$249,900	880	0	6	1911	3	1440	N	N	1305 NE 55TH ST
006	082504	9012	3/10/06	\$326,500	880	0	6	1908	3	3360	N	N	5623 BROOKLYN AVE NE
006	547980	0005	1/2/06	\$355,000	910	300	6	1913	3	4080	N	N	832 NE 56TH ST
006	674670	0630	10/1/06	\$415,000	910	500	6	1938	4	3000	N	N	5228 11TH AVE NE
006	286210	0245	3/19/06	\$360,500	970	120	6	1921	3	4240	N	N	707 NE 55TH ST
006	286210	0235	12/30/04	\$233,000	990	0	6	1921	3	2800	N	N	615 NE 55TH ST
006	286210	0670	1/3/06	\$380,000	990	900	6	1918	3	4625	N	N	5022 9TH AVE NE
006	082504	9073	10/26/06	\$403,450	990	0	6	1919	3	3400	N	N	6008 8TH AVE NE
006	522630	0190	2/15/05	\$364,500	1100	0	6	1906	3	4120	N	N	5636 BROOKLYN AVE NE
006	192830	1110	7/16/06	\$355,000	1100	0	6	1908	3	4758	N	N	845 NE 57TH ST
006	088900	0070	11/12/06	\$470,000	1330	0	6	1926	3	4280	N	N	4722 8TH AVE NE
006	192830	0335	10/20/05	\$397,000	1340	590	6	1922	3	3500	N	N	715 NE 60TH ST
006	674670	0490	11/19/06	\$521,000	1370	650	6	1908	3	3000	N	N	5227 12TH AVE NE
006	522630	0230	4/30/06	\$355,000	1440	0	6	1913	3	3320	N	N	5649 BROOKLYN AVE NE
006	006900	0005	12/27/05	\$410,000	1570	0	6	1957	3	2040	N	N	1208 NE 55TH ST
006	881740	0190	9/24/05	\$365,000	1600	0	6	1906	3	2342	N	N	5269 BROOKLYN AVE NE
006	567650	0070	5/12/05	\$355,950	1620	0	6	1916	3	3880	N	N	838 NE 57TH ST
006	286210	0296	7/21/05	\$295,000	670	150	7	1922	3	2701	N	N	708 NE 53RD ST
006	674670	0356	8/22/05	\$242,500	720	0	7	2005	3	952	N	N	5252B 12TH AVE NE
006	674670	0357	9/21/05	\$247,500	720	0	7	2005	3	1124	N	N	5252A 12TH AVE NE
006	192830	0415	2/19/05	\$300,000	810	270	7	1923	3	4300	N	N	752 NE 56TH ST
006	286210	0486	11/20/06	\$463,150	810	250	7	1924	4	2800	N	N	905 NE 55TH ST
006	674670	1885	1/15/05	\$305,000	860	320	7	2002	3	1722	N	N	5223 B 11TH AVE NE
006	192830	1025	10/2/06	\$457,000	860	0	7	1911	3	4080	N	N	845 NE 59TH ST
006	286210	0500	10/9/05	\$350,000	890	0	7	1923	3	4000	N	N	5334 9TH AVE NE
006	006900	0050	11/29/05	\$389,000	890	0	7	1911	4	2484	N	N	1108 NE 55TH ST
006	286210	0255	2/8/06	\$379,500	890	440	7	1918	4	4280	N	N	5338 7TH AVE NE
006	192830	0710	5/17/05	\$318,000	910	0	7	1926	3	3570	N	N	828 NE 57TH ST
006	165950	0075	12/22/05	\$395,000	920	400	7	1921	3	3800	N	N	830 NE 55TH ST
006	567650	0080	3/24/06	\$400,000	950	300	7	1919	3	3153	N	N	832 NE 57TH ST
006	179750	1230	2/18/06	\$355,000	960	0	7	1920	3	4000	N	N	5638 11TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 44**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
006	192830	0925	2/23/05	\$310,000	970	0	7	1924	3	4080	N	N	821 NE 60TH ST	
006	165950	0070	3/24/05	\$319,000	990	0	7	1921	3	3710	N	N	834 NE 55TH ST	
006	674670	1930	10/1/05	\$362,000	990	510	7	1916	4	3000	N	N	5245 11TH AVE NE	
006	674670	1930	11/14/06	\$510,000	990	510	7	1916	4	3000	N	N	5245 11TH AVE NE	
006	192830	0830	6/6/06	\$407,950	1000	0	7	1929	3	4692	N	N	823 NE 59TH ST	
006	192830	0680	9/2/05	\$446,500	1020	1000	7	1914	4	3325	N	N	5614 8TH AVE NE	
006	088900	0102	9/18/06	\$452,000	1060	0	7	1909	3	4280	N	N	4715 8TH AVE NE	
006	674670	0665	11/6/06	\$463,750	1060	480	7	1910	3	4200	N	N	5206 11TH AVE NE	
006	192830	0580	7/12/06	\$371,000	1070	750	7	1973	3	5000	N	N	813 NE 56TH ST	
006	192830	0480	2/16/05	\$295,000	1090	0	7	1926	3	3876	N	N	739 NE 56TH ST	
006	192830	0600	9/8/05	\$432,715	1090	830	7	1923	4	3150	N	N	5518 8TH AVE NE	
006	192830	0930	5/16/06	\$420,000	1090	700	7	1923	3	3550	N	N	5912 8TH AVE NE	
006	286210	0875	7/23/06	\$474,000	1100	1100	7	1924	3	4390	N	N	5027 9TH AVE NE	
006	082504	9072	11/15/06	\$420,000	1110	190	7	1975	3	3100	N	N	5507 11TH AVE NE	
006	082504	9065	5/9/06	\$410,000	1150	0	7	1918	3	3960	N	N	5610 BROOKLYN AVE NE	
006	082504	9065	11/28/06	\$536,600	1150	0	7	1918	3	3960	N	N	5610 BROOKLYN AVE NE	
006	674670	1886	1/13/06	\$380,700	1160	320	7	2002	3	1338	N	N	5223 A 11TH AVE NE	
006	179750	1185	11/2/06	\$504,000	1170	0	7	1915	3	4000	N	N	1113 NE RAVENNA BLVD	
006	179750	1255	3/23/05	\$445,000	1190	860	7	1913	4	3500	N	N	5645 12TH AVE NE	
006	192830	0490	7/10/06	\$405,000	1200	0	7	1923	3	2586	N	N	5511 8TH AVE NE	
006	192830	0350	9/30/05	\$366,250	1210	0	7	1927	3	3300	N	N	757 NE 59TH ST	
006	567650	0035	11/2/05	\$372,500	1210	0	7	1906	3	3492	N	N	837 NE 58TH ST	
006	192830	0350	5/26/06	\$425,000	1210	0	7	1927	3	3300	N	N	757 NE 59TH ST	
006	522630	0220	12/20/05	\$475,100	1220	1050	7	1909	5	3320	N	N	5643 BROOKLYN AVE NE	
006	522630	0220	10/7/06	\$597,000	1220	1050	7	1909	5	3320	N	N	5643 BROOKLYN AVE NE	
006	871460	0160	7/25/06	\$419,999	1230	100	7	1905	3	2720	N	N	5501 BROOKLYN AVE NE	
006	082504	9077	12/7/04	\$275,000	1240	0	7	1921	3	2501	N	N	810 NE 60TH ST	
006	286210	0426	12/5/05	\$425,000	1250	0	7	1921	4	2760	N	N	818 NE 53RD ST	
006	674670	1870	8/22/06	\$465,000	1250	700	7	1902	3	3000	N	N	5213 11TH AVE NE	
006	192830	0705	2/17/05	\$317,000	1270	0	7	1924	3	3876	N	N	820 NE 57TH ST	
006	192830	0705	10/6/06	\$490,000	1270	0	7	1924	3	3876	N	N	820 NE 57TH ST	
006	358950	0285	7/27/05	\$415,000	1280	200	7	1940	3	6000	N	N	5629 11TH AVE NE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	082504	9001	9/8/06	\$375,000	1280	0	7	1950	3	5253	N	N	5626 BROOKLYN AVE NE
006	533520	0220	3/5/05	\$350,000	1310	430	7	1924	3	3120	N	N	4734 9TH AVE NE
006	674670	0515	7/20/05	\$425,000	1310	650	7	1924	3	3000	N	N	5243 12TH AVE NE
006	674670	1884	3/14/05	\$350,000	1320	280	7	2002	3	1427	N	N	5225 A 11TH AVE NE
006	881640	0820	9/13/06	\$535,000	1320	1320	7	1905	3	4120	N	N	5216 BROOKLYN AVE NE
006	088900	0030	4/30/05	\$289,000	1370	0	7	1901	3	4180	N	N	4709 9TH AVE NE
006	088900	0115	6/6/05	\$324,500	1380	0	7	1909	3	2800	N	N	712 NE 47TH ST
006	922140	0815	6/5/06	\$482,900	1380	0	7	1913	3	2590	N	N	815 NE RAVENNA BLVD
006	358950	0200	10/31/06	\$531,500	1420	0	7	1911	3	4400	N	N	5524 11TH AVE NE
006	192830	0735	8/17/06	\$504,000	1430	0	7	1926	3	3570	N	N	819 NE 58TH ST
006	547980	0025	6/15/05	\$420,000	1440	100	7	1916	4	4080	N	N	848 NE 56TH ST
006	192830	0640	3/17/06	\$510,178	1450	0	7	1927	4	4080	N	N	808 NE 56TH ST
006	179750	1270	4/10/05	\$445,000	1460	200	7	1909	5	4000	N	N	5657 12TH AVE NE
006	179750	1055	10/9/06	\$530,000	1470	120	7	1916	3	4800	N	N	1021 NE RAVENNA BLVD
006	192830	0935	1/23/06	\$440,000	1480	300	7	1923	3	4080	N	N	809 NE 60TH ST
006	674670	0566	10/2/05	\$440,000	1490	0	7	1924	4	3300	N	N	1103 NE 55TH ST
006	192830	0665	6/16/05	\$423,000	1530	850	7	1926	3	4270	N	N	823 NE 57TH ST
006	881740	0185	4/26/05	\$382,500	1540	0	7	1909	3	1916	N	N	1215 NE 55TH ST
006	881740	0185	10/5/05	\$425,000	1540	0	7	1909	3	1916	N	N	1215 NE 55TH ST
006	179750	1215	9/7/06	\$488,300	1550	0	7	1919	3	4000	N	N	5650 11TH AVE NE
006	192830	1055	1/27/05	\$381,000	1560	900	7	1925	3	4080	N	N	836 NE 58TH ST
006	358950	0040	5/29/05	\$429,950	1560	0	7	1924	3	3900	N	N	5606 12TH AVE NE
006	881640	0845	9/4/06	\$570,000	1570	400	7	1914	4	4120	N	N	5234 BROOKLYN AVE NE
006	192830	0755	7/29/05	\$400,000	1580	0	7	1926	3	3325	N	N	5714 8TH AVE NE
006	881640	0830	3/14/06	\$455,000	1590	0	7	1911	3	4120	N	N	5224 BROOKLYN AVE NE
006	192830	0655	10/10/06	\$565,000	1690	0	7	1919	3	4845	N	N	5618 8TH AVE NE
006	674670	0550	1/22/05	\$398,800	1700	500	7	1913	3	4000	N	N	5265 12TH AVE NE
006	286210	0305	10/19/06	\$781,750	1720	970	7	1913	5	3745	N	N	5301 8TH AVE NE
006	286210	0985	2/11/06	\$570,000	1730	1070	7	1911	3	4280	N	N	5011 8TH AVE NE
006	881640	0840	8/14/05	\$400,000	1740	0	7	1909	3	4120	N	N	5232 BROOKLYN AVE NE
006	674670	1860	6/20/05	\$464,000	1770	910	7	1922	3	3916	N	N	5211 11TH AVE NE
006	286210	0925	6/24/06	\$370,000	1770	100	7	1924	3	4815	N	N	5036 7TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 44**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	286210	0910	2/10/05	\$365,000	1780	1100	7	1925	3	4280	N	N	5050 7TH AVE NE
006	286210	0910	7/29/06	\$525,570	1780	1100	7	1925	3	4280	N	N	5050 7TH AVE NE
006	179750	1060	12/11/04	\$417,000	1810	1180	7	1918	5	4000	N	N	1015 NE RAVENNA BLVD
006	358950	0095	1/11/06	\$495,000	1810	0	7	1913	3	3000	N	N	5611 12TH AVE NE
006	358950	0255	8/24/05	\$496,335	1820	1230	7	1922	3	4500	N	N	5611 11TH AVE NE
006	881640	0850	5/6/06	\$574,000	1830	780	7	1908	4	4120	N	N	5240 BROOKLYN AVE NE
006	286210	0931	9/19/06	\$412,000	1840	600	7	1924	3	4280	N	N	5034 7TH AVE NE
006	674670	0355	7/14/05	\$477,000	1880	480	7	1924	4	2382	N	N	5250 12TH AVE NE
006	674670	0670	7/10/05	\$463,750	1900	1120	7	1918	3	4300	N	N	5200 11TH AVE NE
006	286210	0955	3/21/05	\$345,000	2000	700	7	1921	3	4280	N	N	5016 7TH AVE NE
006	533520	0170	8/12/06	\$688,500	2060	1000	7	1923	3	3800	N	N	4710 9TH AVE NE
006	286210	0995	1/28/05	\$471,000	2120	1120	7	1915	5	4280	N	N	5019 8TH AVE NE
006	286210	0920	7/11/05	\$339,950	2120	0	7	1916	3	4280	N	N	5042 7TH AVE NE
006	088900	0060	2/25/05	\$558,000	2130	0	7	2005	3	4280	N	N	4714 8TH AVE NE
006	674670	1845	10/16/05	\$590,000	2180	940	7	1909	4	4263	N	N	5203 11TH AVE NE
006	674670	0310	8/28/06	\$635,000	2220	600	7	1909	3	3500	N	N	5224 12TH AVE NE
006	192830	0560	1/29/06	\$590,000	2540	690	7	1912	3	6000	N	N	806 NE 55TH ST
006	192830	0560	1/30/06	\$590,000	2540	690	7	1912	3	6000	N	N	806 NE 55TH ST
006	088900	0105	10/14/05	\$663,000	2750	990	7	1909	4	2960	N	N	716 NE 47TH ST
006	192830	0435	12/26/04	\$335,640	980	0	8	1929	3	4300	N	N	746 NE 56TH ST
006	192830	0645	1/18/05	\$371,500	1260	220	8	1927	3	4080	N	N	824 NE 56TH ST
006	192830	0615	4/23/05	\$415,000	1310	0	8	1927	3	4080	N	N	812 NE 56TH ST
006	192830	0945	12/13/04	\$360,500	1510	420	8	1916	4	4500	N	N	921 NE RAVENNA BLVD
006	286210	0965	10/23/06	\$565,000	1830	0	8	1928	3	4280	N	N	5006 7TH AVE NE
006	192830	0880	12/23/04	\$705,000	3010	1040	10	2005	3	4080	N	N	812 NE 59TH ST

**Improved Sales Removed From this Annual Update Analysis**

**Area 44**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	064100	0035	11/14/05	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	064100	0065	4/13/06	\$1,250,000	%OBSOL;
001	179750	0060	6/26/06	\$449,500	REPRESENTATION;
001	179750	0190	1/16/04	\$430,000	NON-REPRESENTATIVE SALE;
001	179750	0400	6/2/05	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	179750	0435	5/21/04	\$330,000	UNFINAREA;
001	179750	0525	6/4/04	\$450,000	DIAGNOSTIC OUTLIER;
001	179800	0045	2/20/04	\$82,306	QUIT CLAIM DEED;DORRATIO;
001	182480	0040	5/2/06	\$382,500	REPRESENTATION;
001	182480	0060	5/14/04	\$410,000	UNFINAREA;
001	221800	0025	5/5/05	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	717370	0070	6/10/05	\$465,000	UNFINAREA;
001	717370	0271	7/7/05	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	717370	0350	9/13/04	\$300,000	DORRATIO;
001	717370	0465	3/28/05	\$296,000	QUESTIONABLE PER APPRAISAL;
001	861580	0036	10/4/06	\$38,000	QUIT CLAIM DEED;DORRATIO;
001	861580	0160	7/25/05	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	861580	0220	6/6/05	\$91,303	QUIT CLAIM DEED;DORRATIO;
001	861580	0230	4/6/06	\$658,047	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	861580	0295	4/6/06	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	861580	0410	4/19/05	\$525,000	UNFINAREA;
001	861580	0412	4/12/05	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
001	861580	0430	3/27/04	\$934,000	IMPCOUNT;
001	861580	0465	7/5/04	\$335,000	QUESTIONABLE PER SALES IDENTIFICATION;
001	882390	0255	4/15/05	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	882390	1045	10/4/04	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	882390	1050	10/4/04	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
001	882390	1080	6/3/04	\$549,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	882390	1340	7/14/04	\$650,000	NO MARKET EXPOSURE;
001	882390	1380	3/14/05	\$537,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	882490	0315	10/22/04	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
001	882590	0120	6/18/04	\$132,429	QUIT CLAIM DEED;DORRATIO;
001	882590	0425	9/26/05	\$276,828	QUIT CLAIM DEED;
001	882590	0545	3/22/05	\$561,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
001	882590	0560	8/10/05	\$8,000	PARTIAL INTEREST (1/3, 1/2, etc.);DORRATIO;
001	910600	0160	7/10/06	\$1,610,000	DIAGNOSTIC OUTLIER;
001	919120	0190	9/14/05	\$406,000	REPRESENTATION;
001	922140	0780	10/27/05	\$359,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	092504	9215	1/14/05	\$399,990	%OBSOL;
002	092504	9248	3/27/06	\$515,000	UNFINAREA;
002	182480	0195	10/24/06	\$340,000	NON-REPRESENTATIVE SALE;
002	186890	0080	6/14/06	\$210,000	NON-REPRESENTATIVE SALE;
002	186890	0565	6/7/06	\$182,199	RELATED PARTY, FRIEND, OR NEIGHBOR;DORRATIO;
002	186890	0590	11/2/04	\$357,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	186890	0675	11/8/06	\$946,000	DIAGNOSTIC OUTLIER;
002	186890	0685	10/11/05	\$148,500	QUIT CLAIM DEED;DORRATIO;
002	186890	1545	7/21/06	\$410,000	REPRESENTATION;
002	186890	1545	2/14/06	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

**Improved Sales Removed From this Annual Update Analysis**

**Area 44**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	186890	1555	5/17/05	\$270,000	DORRATIO;
002	186890	1610	8/18/04	\$250,000	NON-REPRESENTATIVE SALE;DORRATIO;
002	186890	2175	10/13/04	\$260,000	DORRATIO;
002	186890	2470	4/5/05	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	186890	2890	7/11/05	\$475,000	UNFINAREA;
002	187040	0025	9/27/05	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	243620	0080	4/6/06	\$481,950	UNFINAREA;
002	243620	0090	6/29/05	\$560,000	UNFINAREA;
002	243620	0090	8/4/04	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	243620	0180	7/2/04	\$322,000	DORRATIO;
002	243620	0385	3/27/06	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	243620	0480	2/12/04	\$240,000	DIAGNOSTIC OUTLIER;
002	243620	0545	6/9/06	\$635,000	RELOCATION - SALE TO SERVICE;
002	243620	0667	6/2/04	\$75,000	BUILDER OR DEVELOPER SALES;DORRATIO;
002	243620	0795	4/19/06	\$335,000	%OBSOL;
002	717120	0305	7/15/05	\$218,034	PARTIAL INTEREST (1/3, 1/2, etc.);
002	809110	0195	2/7/06	\$71,935	PARTIAL INTEREST (1/3, 1/2, etc.);DORRATIO;
002	882790	0195	4/7/04	\$506,000	NON-PROFIT ORGANIZATION;
002	882790	0480	11/19/04	\$645,000	NON-REPRESENTATIVE SALE;
002	882790	0690	12/3/04	\$455,000	NON-REPRESENTATIVE SALE;
002	882790	0860	1/7/04	\$235,000	NON-REPRESENTATIVE SALE;
002	882790	0895	12/15/05	\$445,000	QUESTIONABLE PER SALES IDENTIFICATION;
002	882790	1080	10/20/04	\$181,500	QUIT CLAIM DEED;DORRATIO;
002	882790	1155	8/9/05	\$22,601	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	882790	1350	8/9/05	\$455,500	UNFINAREA;
002	882790	1405	5/24/06	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	882790	1420	9/12/06	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	919120	1015	12/29/04	\$105,337	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	919120	1055	3/11/04	\$380,000	QUESTIONABLE PER APPRAISAL;
002	919120	1080	6/29/04	\$240,000	BUILDER OR DEVELOPER SALES;DORRATIO;
002	919120	1080	4/6/04	\$160,000	DORRATIO;
002	919120	1520	7/23/06	\$328,000	PREVIMP<=25K;
003	152030	0055	12/7/04	\$143,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	243670	0105	8/23/06	\$535,000	IMPCOUNT;
003	243670	0510	8/13/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	243670	0560	8/30/04	\$275,000	NON-REPRESENTATIVE SALE;
003	243670	0865	7/22/06	\$495,000	RELOCATION - SALE TO SERVICE;
003	318110	0060	2/23/05	\$362,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	318110	0060	11/19/05	\$555,000	NON-REPRESENTATIVE SALE;
003	610540	0005	10/28/04	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	633800	0111	1/13/04	\$116,494	PARTIAL INTEREST (1/3, 1/2, etc.);
003	633800	0150	3/28/06	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	633800	0496	6/29/06	\$65,000	QUIT CLAIM DEED;DORRATIO;
003	710110	0080	9/23/04	\$525,000	NO MARKET EXPOSURE;%COMPL;
003	797470	0045	7/6/04	\$441,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	797470	0090	2/27/04	\$387,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	881340	0070	12/30/04	\$359,000	DORRATIO;
003	881340	0190	9/23/04	\$360,000	DIAGNOSTIC OUTLIER;

**Improved Sales Removed From this Annual Update Analysis**

**Area 44**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	881340	0345	10/21/05	\$10,212,005	EXEMPT FROM EXCISE TAX;DORRATIO;
003	881340	0375	12/6/05	\$406,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	881340	0450	1/11/05	\$366,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881540	0020	11/22/04	\$326,000	QUESTIONABLE PER APPRAISAL;
003	881540	0065	10/5/06	\$459,000	PERSONAL PROPERTY INCLUDED;
003	881540	0105	10/12/05	\$457,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	881540	0255	9/29/04	\$325,000	DORRATIO;
003	881540	1185	3/21/05	\$475,000	%COMPL;
003	881540	1335	7/13/04	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	881990	0255	5/28/04	\$278,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881990	0340	11/14/04	\$65,000	QUIT CLAIM DEED;DORRATIO;
003	881990	0584	10/5/05	\$114,416	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	881990	0589	11/16/05	\$395,000	RELOCATION - SALE BY SERVICE;
003	881990	0589	11/16/05	\$395,000	RELOCATION - SALE TO SERVICE;
003	881990	0635	2/23/06	\$237,000	PARTIAL INTEREST (1/3, 1/2, etc.);
003	881990	0635	7/13/04	\$385,000	PARTIAL INTEREST (1/3, 1/2, etc.);
003	881990	0635	11/8/06	\$220,759	QUIT CLAIM DEED;
003	881990	0660	4/10/06	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	881990	0880	7/7/04	\$363,750	DIAGNOSTIC OUTLIER;
003	881990	0950	7/25/05	\$146,182	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	881990	1005	11/11/04	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
003	881990	1006	3/21/05	\$483,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	881990	1150	5/21/04	\$414,000	%OBSOL;
006	006900	0045	8/11/04	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE;DORRATIO;
006	006900	0045	4/8/05	\$720,000	IMPCOUNT;
006	082504	9043	10/17/06	\$658,000	DIAGNOSTIC OUTLIER;
006	082504	9064	6/14/06	\$370,128	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	088900	0095	3/10/05	\$413,600	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	088900	0095	3/12/04	\$345,292	EXEMPT FROM EXCISE TAX;
006	165950	0065	7/21/06	\$200,000	DORRATIO;
006	179750	1170	1/28/04	\$410,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	179750	1270	3/30/06	\$154,414	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	192830	0510	11/18/05	\$255,000	PREVIMP<=25K;
006	192830	0510	3/23/06	\$409,000	PREVIMP<=25K;
006	192830	0520	4/14/05	\$123,850	QUIT CLAIM DEED;DORRATIO;
006	192830	0565	8/4/05	\$432,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	192830	0605	3/7/06	\$320,950	PREVIMP<=25K;
006	192830	0770	12/21/05	\$358,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	192830	0810	10/25/05	\$394,500	TRADE;
006	192830	0880	5/11/04	\$237,000	TEAR DOWN; DORRATIO;
006	286210	0235	3/5/04	\$233,000	RELOCATION - SALE BY SERVICE;
006	286210	0460	2/18/05	\$400,500	RELOCATION - SALE BY SERVICE;
006	286210	0460	2/18/05	\$400,500	RELOCATION - SALE TO SERVICE;
006	286210	0830	8/19/04	\$282,000	NON-REPRESENTATIVE SALE;
006	286210	0850	8/10/05	\$420,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
006	358950	0060	3/16/06	\$542,000	RELOCATION - SALE BY SERVICE;
006	358950	0060	3/12/06	\$542,000	RELOCATION - SALE TO SERVICE;
006	358950	0125	7/11/05	\$452,500	UNFINAREA;

***Improved Sales Removed From this Annual Update Analysis*****Area 44****(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	358950	0195	7/6/04	\$478,000	IMPCOUNT;
006	358950	0195	6/29/05	\$680,000	IMPCOUNT;
006	358950	0195	3/22/06	\$765,000	IMPCOUNT;
006	358950	0205	9/13/04	\$265,000	REPRESENTATION;
006	358950	0260	11/10/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	533520	0245	2/7/06	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	674670	0300	9/1/06	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	674670	0355	7/23/04	\$530,000	SEGREGATION AND;OR MERGER;
006	674670	0369	10/18/06	\$564,990	%COMPL;
006	674670	0370	7/29/05	\$600,000	%COMPL;
006	674670	0370	10/30/06	\$554,990	ACTIVEPERMITBEFORESALE>25K;%COMPL
006	674670	0490	7/20/06	\$521,000	RELOCATION - SALE BY SERVICE;
006	674670	0525	4/4/04	\$264,000	QUIT CLAIM DEED;DORRATIO;
006	674670	0610	4/14/04	\$220,000	DORRATIO;
006	881240	1440	6/29/05	\$320,000	%OBSOL;
006	881640	0860	7/12/04	\$235,755	NON-REPRESENTATIVE SALE;DORRATIO;
006	881640	0865	9/9/04	\$735,000	NO MARKET EXPOSURE;
006	922140	0795	3/14/06	\$700,000	ACTIVEPERMITBEFORESALE>25K;%COMPL
006	922140	0795	10/20/05	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;



**King County  
Department of Assessments**

King County Administration Bldg.  
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Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2007 Revaluation for 2008 Tax Roll

Scott Noble

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue

guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr